

CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT



567 El Camino Real
 San Bruno, CA 94066
 Voice: (650) 616-7074
 Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

Tambri Heyden, AICP, *Community Development Director*
 Mark Sullivan, AICP, *Housing and Redevelopment Manager*
 Aaron Akin, AICP, *Planning Manager*
 Tony Rozzi, *Assistant Planner*
 Lisa Costa Sanders, *Contract Planner*
 Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
 Rick Biasotti, *Vice-Chair*
 Mary Lou Johnson
 Bob Marshall, Jr.
 Perry Petersen
 Kevin Chase
 Joe Sammut

ARCHITECTURAL REVIEW COMMITTEE MEETING

TO: Rick Biasotti
 Sujendra Mishra
 Joe Sammut

} Architectural Review Committee

FROM: Tambri Heyden, Community Development Director

The Architectural Review Committee will meet **Thursday, August 10, 2006, at 6:00 P.M. in Conference Room 101 at 567 El Camino Real, San Bruno, CA.** Applicants, designers, developers, and property owners are invited to attend. Please wait in the lobby until your case is called. The following items will be discussed:

* – A complete staff report will be prepared for this item when it goes before the Planning Commission for review.

1.	2246 Kingston Avenue (MM-06-004) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single-Family Residential)	Request for a Minor Modification to allow the construction of an addition which exceeds the 44% lot coverage guideline and encroaches into the required side yard setbacks per Section 12.120.010.A and 12.120.010.B of the San Bruno Zoning Ordinance. Michael and Louise Lagarrigue (Owners/Applicant) MM-06-04
2.	*2396 Evergreen Drive (PUP-06-001, TM-06-002) <u>Environmental Determination:</u> An environmental consultant has reviewed this project and an initial study and negative declaration have been prepared. This study determined that this project would not have a significant effect on the environment. The initial study and negative declaration are open for public review and will be presented	Request for a Vesting Tentative Tract Map for the subdivision of three lots to 75 lots, and a Planned Unit Permit to allow the development of 70 new homes, per Chapter 12 of the San Bruno Municipal Code. SummerHill Homes (Applicant); San Bruno Park School District (Owner). PUP-06-001, TM-06-002

	to the Planning Commission and City Council for consideration. <u>Zoning:</u> R-1 (Single Family Residential)	
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Note: If you challenge the above actions in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Architectural Review Committee at, or prior to, the public hearing.



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**ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 1
August 10, 2006**

PROJECT LOCATION

1. Address: 2246 Kingston Avenue
2. Assessor's Parcel No: 019-072-280
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A: Site Location
B: Site Plan, Floor Plans, and Elevations
C: Photos

REQUEST

Request for a Minor Modification to allow the construction of an addition which exceeds the 44% lot coverage guideline and encroaches into the required side yard setbacks per Section 12.120.010.A and 12.120.010.B of the San Bruno Zoning Ordinance. Michael and Louise Lagarrigue (Owners/Applicant)
MM-06-04

RECOMMENDATION

Staff recommends that the Planning Commission **approve** Minor Modification 06-04 based on Findings of Fact (1-3) and Conditions of Approval (1-13).

REVIEWING AGENCIES

Community Development Department
Public Works Department
Fire Department

REQUIRED LEGAL NOTICE

1. Notices of Public Hearing mailed to owners of property within 300 feet on August 4, 2006.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

EXISTING CONDITIONS

The subject property is located on the north side of Kingston Avenue, east of Crestmoor Drive and west of Trenton Drive, in the Crestmoor Park Subdivision. This is an irregular-shaped lot with a total lot size of 5,916 square feet.

The existing residence is 2,739 square feet in size, including 3-bedrooms and 3-bathrooms with an attached two-car garage. No additional garage space is proposed. The living area on the first floor is 1,962 square feet, the living area above the garage is 418.50 square feet and the garage is 358.50 square feet.

SURROUNDING LAND USES

North: Charleston Avenue - R-1 Zone, single-family residences

South: Essex Court - R-1 Zone, single-family residences

East: Trenton Drive - R-1 zone, single family residences

West: Crestmoor Drive - R-1 zone, single-family residences

PROJECT INFORMATION

The proposed project is a 247 square foot one-story addition, located to the rear of the existing garage and to the east side of the existing residence. Specifically, the applicant is proposing to add floor area for a family room. In terms of interior remodel of the existing floor plan, the applicant would remove an existing wall in the breakfast nook area to access the family room and relocate a door to access the side yard from the garage.

If approved and constructed, this would be a 3-bedroom and 3-bathroom residence, with a total living area of 2,627.5 square feet, 172.5 square feet less than the 2,800 square foot guideline to require a three-car garage.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-1, Single Family Res.	R-1, Single Family Res.	Same
Lot Area Min		5,000	5,916	Same
Adjustment Factor		1.0	0.94	Same
Adjusted Lot Area		5,000	5,561	Same
Lot Coverage Max.		Max. 2,447*	2,320.5	2,567.5
Lot Coverage %		44%	42%	46%
Gross Floor Area		Max. 3,058*	2,739	2,986
Floor Area Ratio		0.55	.49	.54
Building Setbacks	Front	Min. 15'	15'	15'
	Rear	Min. 10'	29'	29'
	East Side	Min. 5'	3'	3'
	West Side	Min. 5'	4'	4'
Building Height		Max. 28'	22'-6"	22'-6"
Covered Parking		2 covered spaces	2 covered spaces	2 covered spaces

Square Footage Breakdown:

	First Floor	Second Floor	Garage	Total
Existing	1,962	418.5	358.5	2,739
Proposed	247	-	-	247
Total	2,209	418.5	358.5	2,986

ANALYSIS AND RECOMMENDATION:

This application was previously reviewed at the June 29, 2006 Architectural Review Committee hearing and forwarded to the Planning Commission with a positive recommendation. At that time, the only suggested revisions were to show downspouts and gutters on the plan submittal and provide a color and roof material sample. It was subsequently noticed by staff that the application in fact did not require a Use Permit application and that only the Minor Modification Permit would be required prior to approval. For this reason, staff has requested that the application return to the Architectural Review Committee for another hearing to review the project. All legal noticing requirements as part of a Minor Modification Permit application have been properly satisfied as well. This application is before the committee for approval of a Minor Modification to allow the construction of an addition which proposes to exceed the 44% lot coverage guideline and to encroach into the required side yard setback.

Section 12.120.010.A.2 of the City's Zoning Code states that a Minor Modification shall be required "to allow not more than forty eight percent (48%) lot coverage for lots larger than 2,500 square feet". The total lot coverage on the subject property after the addition is built will be 2,567 square feet, which is 46% of the adjusted lot area of 5,561 square feet. The applicant has proposed an expansion that would result in a 2,567 square foot property, which is 46% of the adjusted lot area of 5,561 square feet.

Additionally, Section 12.120.010.B states that the Planning Commission may authorize a Minor Modification for projects failing to meet the minimum side setback requirements by not more than two feet. The addition is proposing a 3'-0" setback from the west side property line, a 3'-6" east side yard setback and a 4'-4" west side yard setback. All setbacks fail to meet the required 5'-0" side yard setbacks but not by more than 2'-0".

Pursuant to the City's zoning code, the Minor Modification shall only be approved if the Planning Commission can make the following two required findings: (required finding in **bold** followed by staff's analysis)

1. The general appearance of the proposed building or structure; or modification thereof is in keeping with the character of the neighborhood

The applicant is proposing to construct the addition to the rear of the existing garage where it will not be visible from the street. Regardless, the proposal will incorporate the same roof lines as the existing home by using a cross gable over the new addition and match existing materials. Staff finds that the granting of the minor modification will not alter the general appearance of the residence in a negative manner and should continue to promote the high quality of development in the neighborhood.

2. The proposed building or structure; or modification thereof will not be detrimental to adjacent real property.

The addition is designed as a single story addition with only two small windows on the east elevation, therefore not creating significant shadow or privacy impact on the adjacent property. These architectural design considerations reduce the potential impact of the addition to the adjacent neighbor and provide for the maximum enjoyment of their property. As such, staff determined that the reduced setback will not be detrimental to the adjacent property.

The addition is designed well and will have a positive impact from all elevations. Staff supports the approval of the minor modification to allow the reduced side yard setbacks in lieu of the 5'-0" side yard setback as well as the proposed 46% lot coverage based on a determination that it will not be detrimental to the adjacent real property and that if approved, the project will be in keeping with the character of the neighborhood.

FINDINGS OF FACT

1. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
2. The general appearance of the proposed building or structure; or modification thereof is in keeping with the character of the neighborhood through similar materials and will be to the rear of the property which will be out of sight from the street of access.
3. The proposed building or structure; or modification thereof will not be detrimental to adjacent real property as the addition will still meet minimum setback requirements on the sides of the property.

CONDITIONS FOR APPROVAL

Community Development Department - (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Minor Modification 06-004 shall not be valid for any purpose. Minor Modification 06-004 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Minor Modification for the new home shall be built according to plans approved by the Architectural Review Committee on August 10, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.

4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

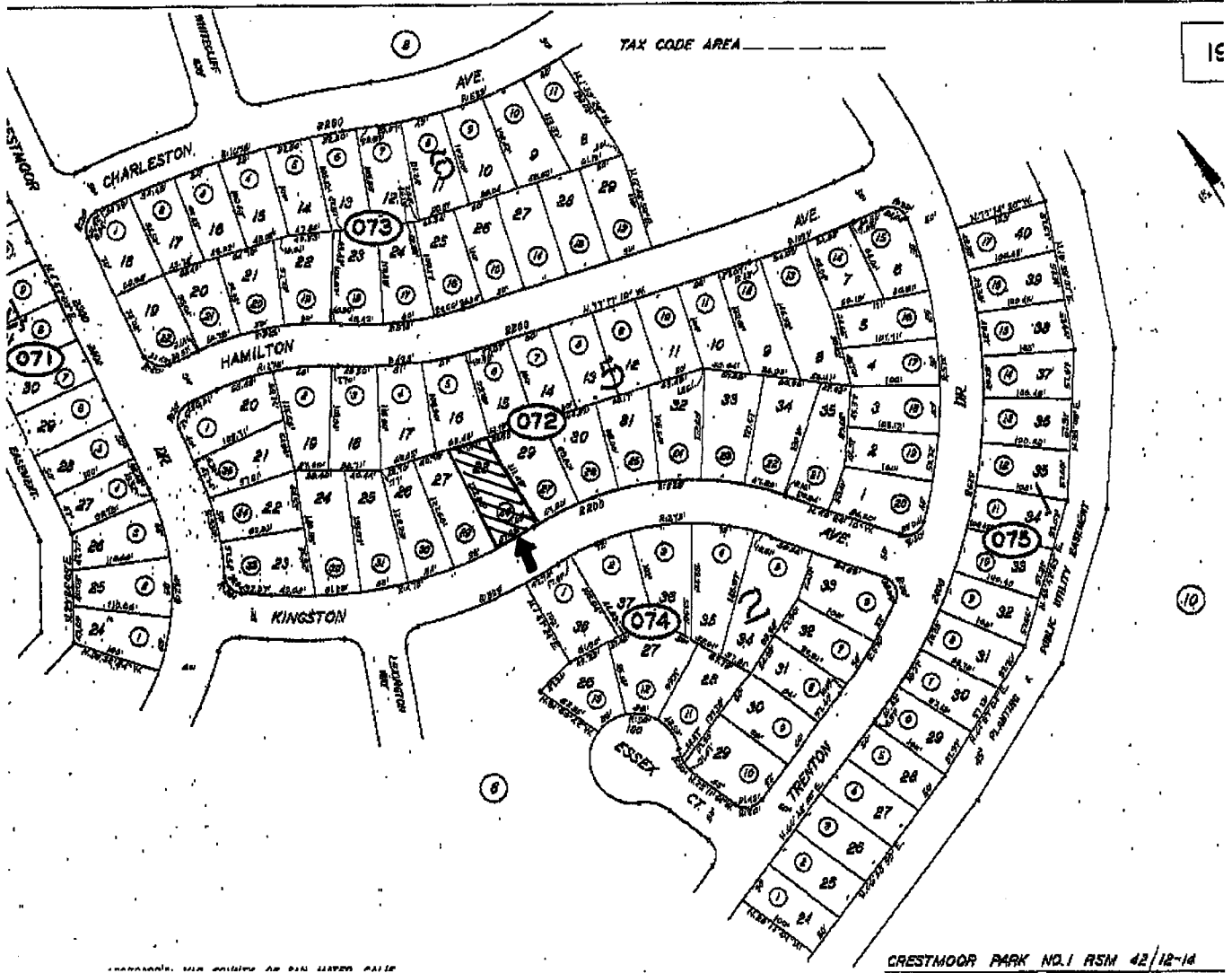
Public Works Department – (650) 616-7065

8. No fence, retaining wall, or other permanent structure to be placed within 4'-5" from back of sidewalk. S.B.M.C. 8.08.010
9. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010
10. Install a sanitary sewer lateral clean-out at property line per City standards detail SS-01.
11. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1.

Fire Department - (650) 616-7096

12. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
13. Provide spark arrestor for chimney.

Date of Preparation: July 31, 2006
Prepared by: Tony Rozzi
Assistant Planner



2246 Kingston Avenue
019-072-280
MM-06-04

Exhibit A

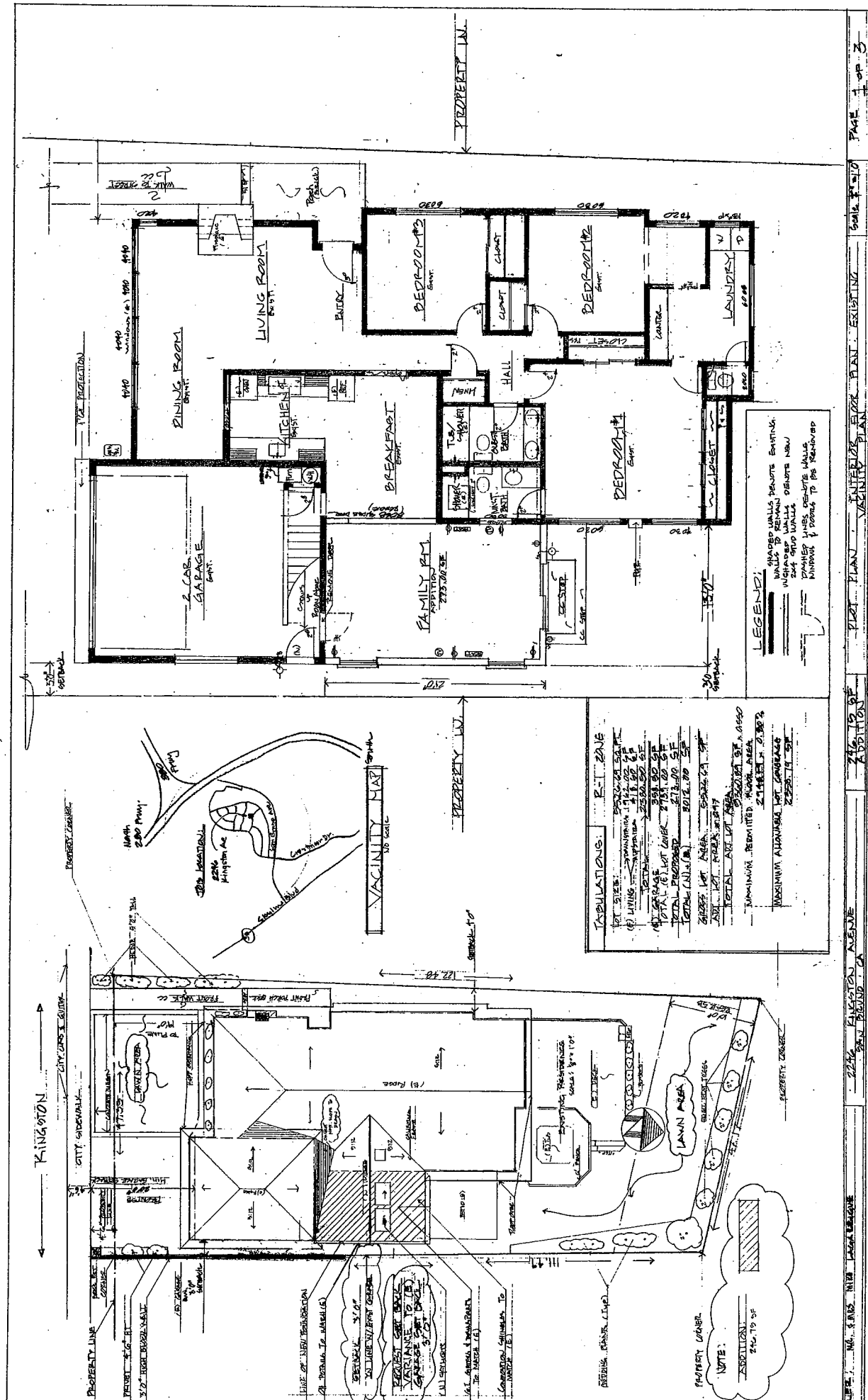
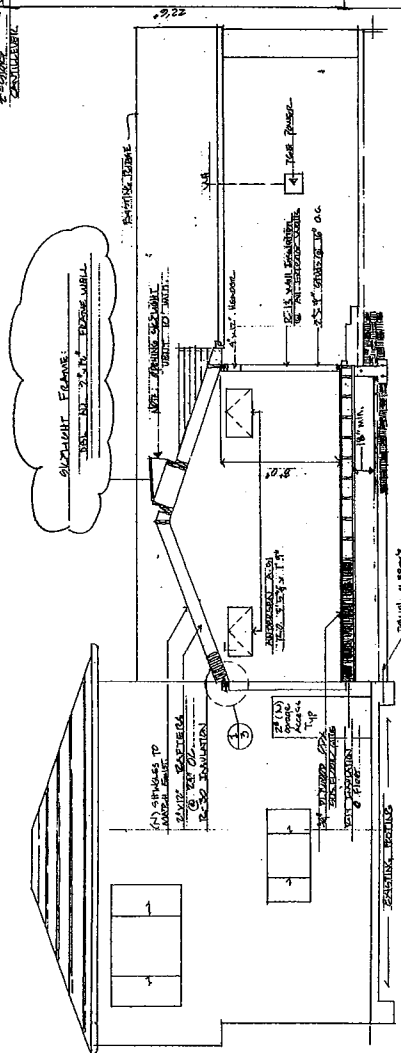
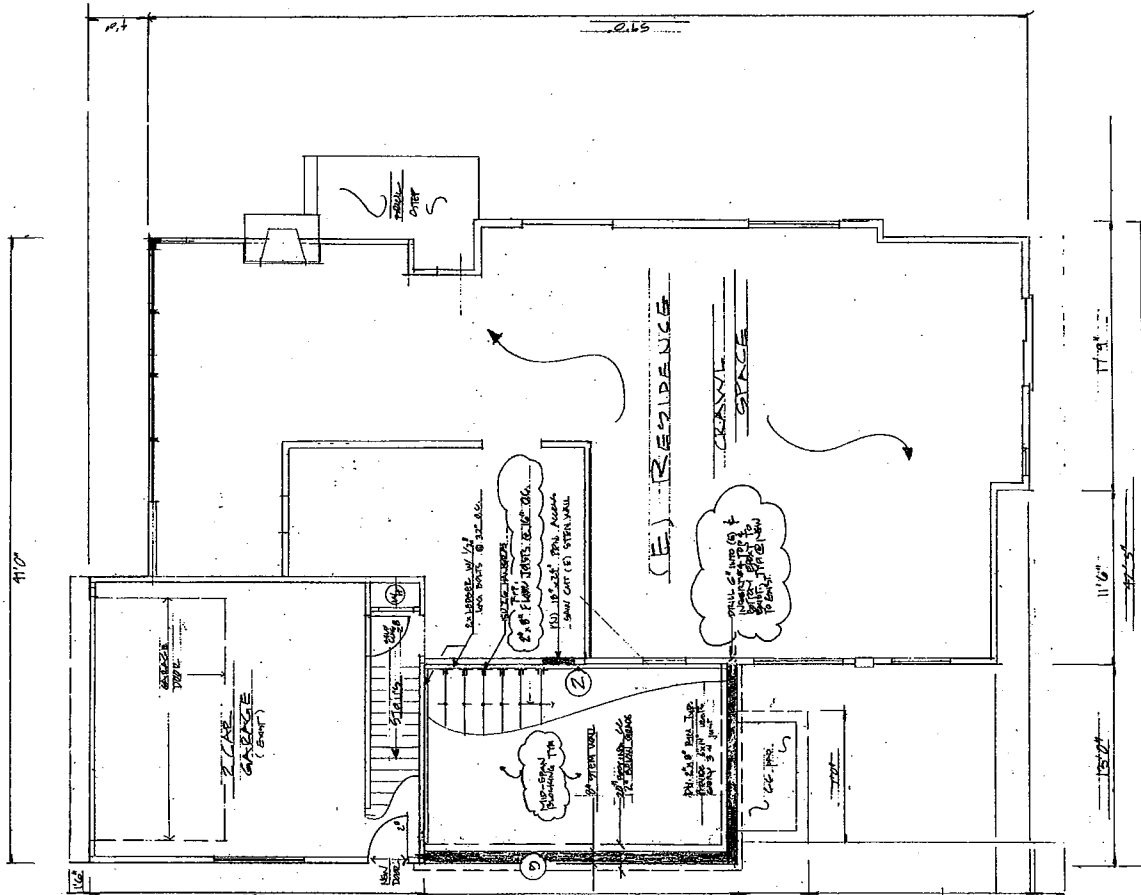
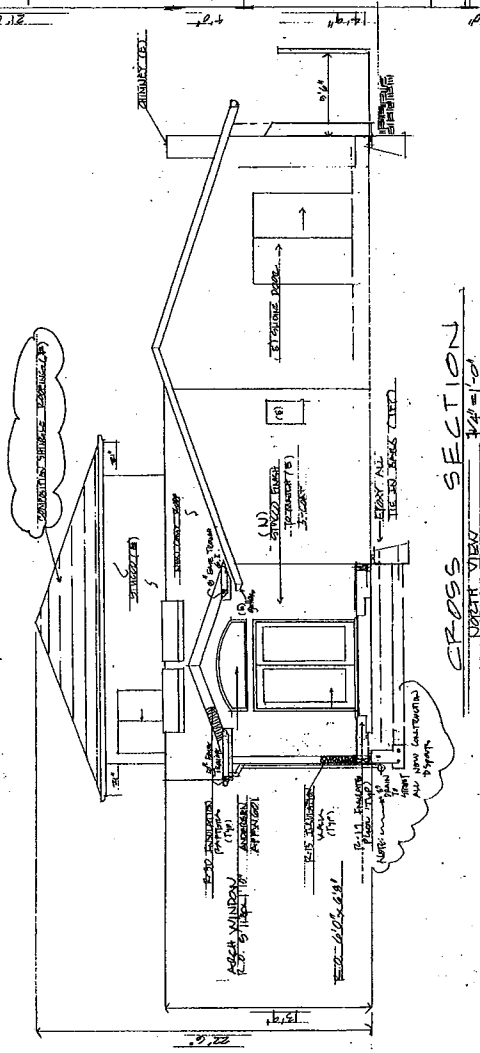


Exhibit B - Site, Floor & Elevation Plans



CROSS SECTION



CROSS SECTION

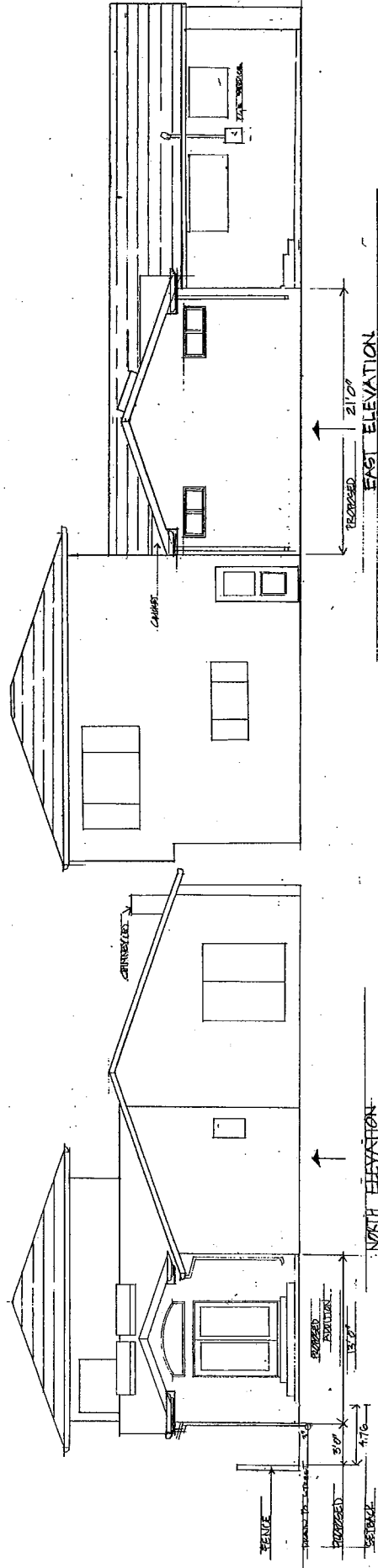
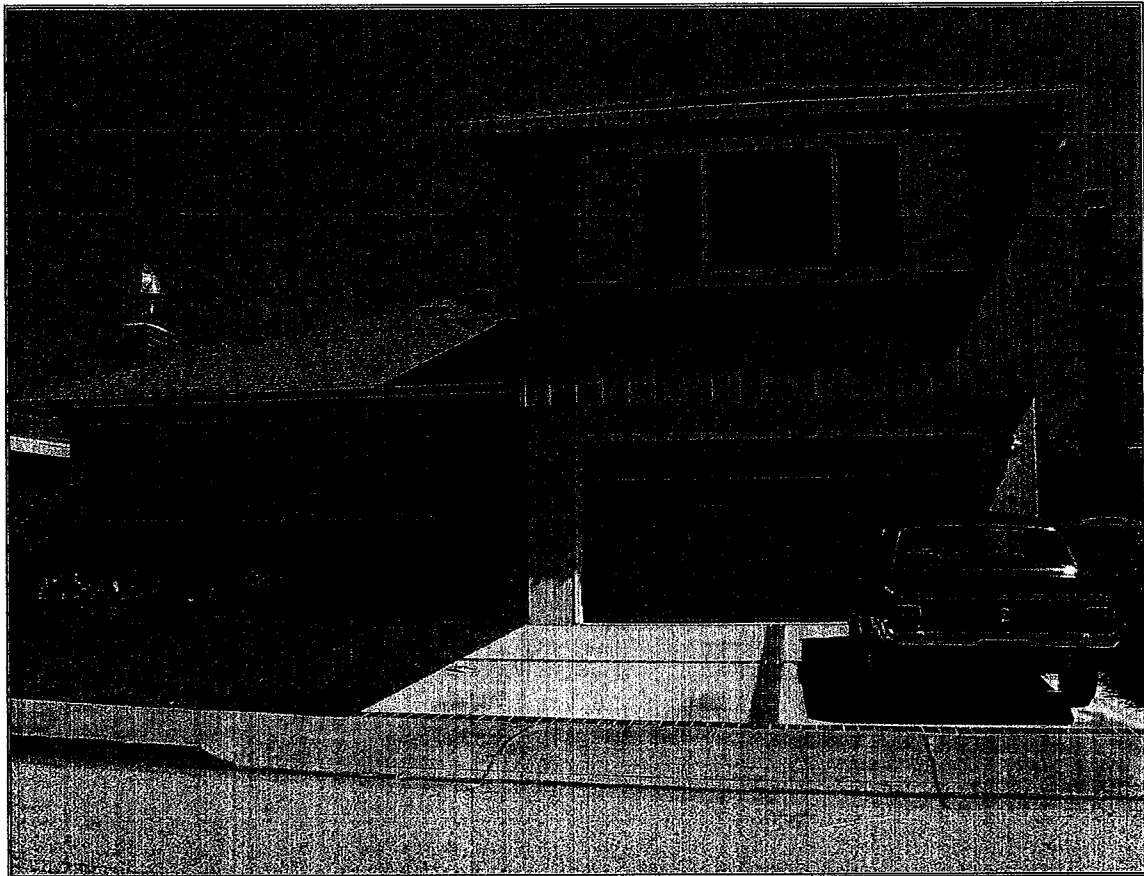
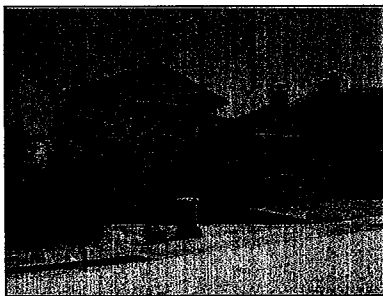


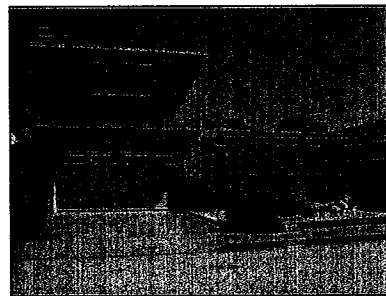
EXHIBIT C: Photos



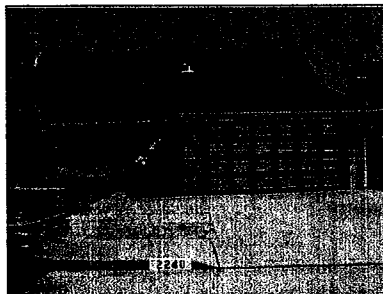
Subject Residence – 2246 Kingston Avenue (019-072-280)



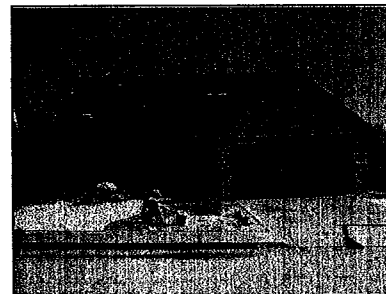
2260 Kingston Avenue (019-072-300)



2250 Kingston Avenue (019-072-290)



2240 Kingston Avenue (019-072-270)



2236 Kingston Avenue (019-072-260)



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**ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 2
August 10, 2006**

PROJECT LOCATION

1. Address: 2396 Evergreen Drive
2. Assessor's Parcel No.: 091-143-210, 091-143-220 and 017-161-050)
3. Zoning District: R-1 (Single Family Residential)
4. General Plan Classification: Low Density Residential

EXHIBITS

A: Location Map **B:** Project Data **C:** Development Plan (Site Plans, Floor Plans, etc.)

REQUEST

Request for a Vesting Tentative Tract Map for the subdivision of three lots to 75 lots, and a Planned Unit Permit to allow the development of 70 new homes, per Chapter 12 of the San Bruno Municipal Code. SummerHill Homes, Applicant, San Bruno Park School District, Owner. **PUP-06-001, TM-06-002**

EXISTING CONDITIONS & PROJECT DESCRIPTION

Existing Conditions. The subject is located in northwestern portion of the City. The site is generally flat, although it is located at an elevation of approximately 500 feet above mean sea level on a knoll that slopes from west to east. The site is currently accessed from a single entrance located on Evergreen Drive, opposite Maywood Drive.

The project site is comprised of three parcels that is the site of the former Carl Sandburg Elementary School. The School was in operation between 1965 and 1979. Since 1979, the site has been used as a private school and/or child care facility. The original single story school buildings are still on the site as well as playground equipment and two practice baseball diamonds. A cellular tower facility occupies a small area in the northeastern portion of the site.

The site is bordered on all sides by single-family residences. The residences to the north, east and west of the site are located within the City of South San Francisco. A 72 feet wide grove of eucalyptus trees is located along the southern portion of the site.

Proposed Project. The proposed project consists of complete demolition of the existing school buildings and new construction of 70 single-family detached homes, associated roadways, a park, new pump station and landscaping. The residential density would be approximately 6.8 units per gross acre. The homes would range in size from 2,507 to 2,715 square feet (including a 415 square foot attached garage). The homes would be two stories (maximum height of 28') and have three to five bedrooms, three bathrooms, and a two-car garage. The average lot size would be 3,997 square feet. The project would include landscaping within the residential area, one roadway entrance to the project and one additional emergency vehicle access road. The eucalyptus grove will remain at the southern portion of the property with some tree removal due to health and condition as well as tree removal within a 20' wide strip along the new lots' rear property line and the rear property line of the homes along Evergreen Drive for a firebreak. The project would include the creation of a homeowners' association, which would maintain all common area, including the eucalyptus grove.

As indicated above, the roadway entrance to the project will be constructed at the same location as the existing site driveway off Evergreen Drive. New loop internal roads will be constructed to serve the new homes with a 4.5-foot wide sidewalk along both sides of the street (except for the southern side of Street "B"). Approximately 46 on-street parking spaces can be accommodated within the development. The driveways will be a minimum of 18' deep from the face of garage to the back of sidewalk and can accommodate two on-site parking spaces at each residence. Including the two car garage, there would be 4.6 parking spaces per residence. The HOA will require residents utilize the garage space for parking.

ENVIRONMENTAL REVIEW

An environmental consultant has reviewed this project and an initial study and negative declaration have been prepared. This study determined that this project would not have a significant effect on the environment. The initial study and negative declaration are open for public review and will be presented to the Planning Commission and City Council for consideration.

ENTITLEMENT PROCESS

Requested Approvals:

- **Tentative Parcel Map:** The applicant proposes to subdivide the existing three lots into seventy-five lots. Lots 1 through 70 will be developed with single-family homes, with an average lot size of 3,997 square feet. Lot A (2,580 square feet) is for the existing cell tower, Lot B (8,627 square feet) is for a new Park, Lot C (21,027 square feet) is for a new pump station and common open space and Lots D (16,773 square feet) and E (24,418 square feet) are also open space (eucalyptus grove). A conservation easement will be included along the western project boundary, (at the rear of lots 27 through 36). Lots 1 – 70 totals 6.42 acres of land area, the roadway encompasses 2.08 acres of land area and the remaining 1.78 acres of land are reserved as common open space. The applicant has also submitted Covenants Conditions and Restrictions (CC&Rs) which are under review by City Staff.

- **Planned Unit Permit:** The applicant is requesting a Planned Unit Permit to allow the development of new housing units. The current General Plan designation is Low Density Residential, which allows development at a density of up to eight (8) units per acre, 40% lot coverage and maximum 35 feet building height. The applicant proposed to construct 70 housing units on 10.3 acres of land, resulting in a density of approximately 6.8 units per acre with 22% building to lot coverage, when including the open space areas. The average house to lot coverage ratio on individual lots (excluding the common open space) is 36%.

SQUARE FOOTAGE BREAKDOWN:

Proposed Housing Unit Mix: The applicant proposes to construct seventy (70) three to five-bedroom with three bathroom homes, with an average square footage of 2,619 square feet. Each home will include a two-car garage.

ARCHITECTURE

The applicant has proposed three floor plans, with a total of nine variations in elevations. All of the homes are proposed to be two-story with a front entry porch and a two car attached garage. The applicant describes the three home designs as; Cottage, Spanish and Traditional.

Cottage Plan – This elevation is proposed with stucco exterior finish and composition shingle roof. Plan 1 has an arched front entry porch and a roof break above the garage. Plan 2 has a smaller front entry porch and a small second floor balcony above the garage door. Plan 3 includes an arched front entry, a small second floor balcony above the front entry, a roof break above the garage door and shutters at the second floor windows.

Spanish Plan – This elevation is proposed with stucco exterior finish and a tile roof. Plan 1 includes an arched front entry porch. Plan 2 has a smaller arched front entry and window boxes at the second floor. Plan 3 has a front entry porch and a second floor balcony.

Traditional Plan - This elevation is proposed with horizontal wood siding and composition shingle roofing material. Plan 1 of this elevation has a front entry porch, shutters at the second floor window and a roof break above the garage. Plan 2 has a smaller front entry and shutters and window boxes at the second floor. Plan 3 has a front entry porch and a second floor porch.

Floor Plan See Exhibit B for square footage breakdown for each house. The applicant proposes three floor plans. Plan 1 includes a living room, powder room and an open family/dining/kitchen area at the first floor with three bedrooms, two bathrooms and an open loft area at the second floor. Plan 2 includes an optional den/bedroom, a full bathroom and an open family/dining/kitchen area at the first floor with three bedrooms, two bathrooms and an optional loft/bedroom at the second floor. This plan could have a total of five bedrooms. Plan 3 has an open living/dining area, a powder room and an open family/nook/kitchen at the first floor with four bedrooms and two bathrooms at the second floor. All floor plans include a two-car garage at the first floor and a laundry room on the second floor.

Peer Review

Larry Cannon, Cannon Design Group, reviewed the proposed elevations and layout of the development. Mr. Cannon indicates that in general, the project looks good. He suggested landscaping along Way "C" near the emergency vehicle access gate. Mr. Cannon also indicated that the exterior side elevations for the corner parcels should be evaluated, suggested easements for alternating side yards to allow more usable area and reduce the parking along the park. The applicant has added additional landscaping at the project entrance along Street "A" and along Way "C". In order to maximize street parking, Staff does not recommend eliminating the street parking at the park.

Findings for Approval

In order to grant the Planned Unit Permit and approve the Tentative Parcel Map, the Planning Commission would need to make the following findings:

1. With respect to the Tentative Map, the Planning Commission finds:
 - a. The proposed tract map, together with the provisions for its design and improvement, is consistent with the general plan, as amended pursuant to the Planning Commission's recommendation, and any specific plan as specified in Section 65451 of the Government Code.
 - b. The real property to be subdivided, and each lot or parcel to be created, is of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, geologic hazard or other menace.
 - c. Each lot or parcel to be created will constitute a buildable site and will be capable of being developed in accordance with the applicable provisions of the zoning code, as amended pursuant to the Planning Commission's recommendation.
 - d. The site is physically suitable for the type and proposed density of development.
 - e. The design of the subdivision and improvements, and the type of improvements, is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or to cause serious public health problems.
 - f. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
2. With respect to the Planned Unit Permit, the Planning Commission finds:
 - a. The applicant has demonstrated that they intend to obtain a building permit in six months of the approval of the project and that they intend to complete the construction within a reasonable time.
 - b. The proposed planned unit development conforms to the General Plan in terms of general location, density and general standards of development and criteria contained in the zoning code.
 - c. The development of a harmonious, integrated project in accordance with a precise development plan justifies exceptions to the normal requirements of the zoning code...

STAFF RECOMMENDATION

Staffs recommends the Architectural Review Committee review this proposal and forward this application to the Planning Commission with a favorable recommendation.

Date of Preparation: August 1, 2006

Prepared by: Lisa Costa Sanders, Contract Planner
Aaron Aknin, Planning Manager

EXHIBIT A
LOCATION MAP

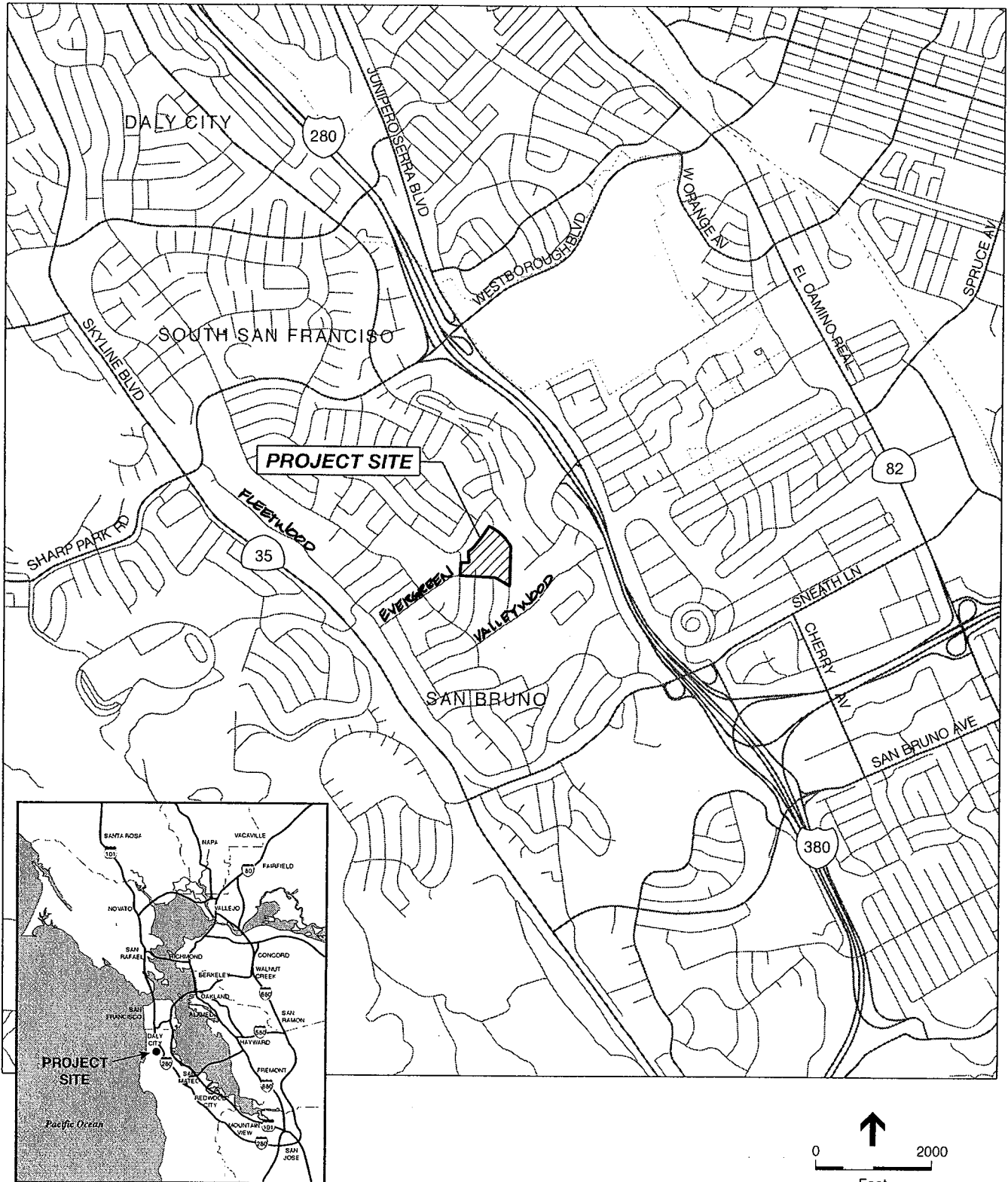


EXHIBIT B

7/19/2006
 SummerHill Homes
 Merimont
 2396 Evergreen Drive
 Based on 7/19/06 submittal set

PROJECT DATA

Project Statistics

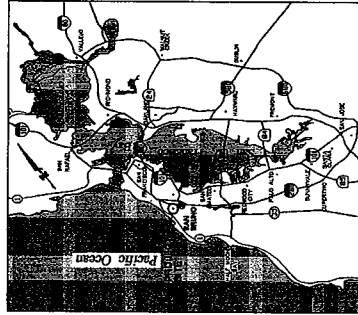
Plan	Garage	1st Floor	Porch	2nd Floor
1L	415	957	45	1135
1R	415	957	45	1135
2L	415	954	50	1223
2R	415	954	50	1223
3L	415	970	73	1330
3R	415	970	73	1330

Lot #	Lot Size	Plan	Garage s.f.	1st Floor s.f.	Porch s.f.	2nd Floor s.f.	Total s.f. 1+2+garage	F.A.R.	Total s.f. 1+porch+garage	Coverage	Covered Parking
1	3,978	1L	415	957	45	1,135	2,507	0.63	1417	0.36	2
2	3,332	2L	415	954	50	1,223	2,592	0.78	1419	0.43	2
3	3,333	3L	415	970	73	1,330	2,715	0.81	1458	0.44	2
4	3,333	2L	415	954	50	1,223	2,592	0.78	1419	0.43	2
5	3,333	1L	415	957	45	1,135	2,507	0.75	1417	0.43	2
6	3,333	2L	415	954	50	1,223	2,592	0.78	1419	0.43	2
7	3,333	3L	415	970	73	1,330	2,715	0.81	1458	0.44	2
8	3,330	1L	415	957	45	1,135	2,507	0.75	1417	0.43	2
9	3,201	2R	415	954	50	1,223	2,592	0.81	1419	0.44	2
10	5,155	2R	415	954	50	1,223	2,592	0.50	1419	0.28	2
11	5,251	3R	415	970	73	1,330	2,715	0.52	1458	0.28	2
12	3,888	1L	415	957	45	1,135	2,507	0.64	1417	0.36	2
13	3,548	2L	415	954	50	1,223	2,592	0.73	1419	0.40	2
14	3,551	3L	415	970	73	1,330	2,715	0.76	1458	0.41	2
15	4,120	2L	415	954	50	1,223	2,592	0.63	1419	0.34	2
16	3,534	3R	415	970	73	1,330	2,715	0.77	1458	0.41	2
17	4,454	1L	415	957	45	1,135	2,507	0.56	1417	0.32	2
18	3,483	3R	415	970	73	1,330	2,715	0.78	1458	0.42	2
19	3,617	2L	415	954	50	1,223	2,592	0.72	1419	0.39	2
20	3,635	3R	415	970	73	1,330	2,715	0.75	1458	0.40	2
21	3,625	1L	415	957	45	1,135	2,507	0.69	1417	0.39	2
22	3,267	2R	415	954	50	1,223	2,592	0.79	1419	0.43	2
23	3,524	1R	415	957	45	1,135	2,507	0.71	1417	0.40	2
24	3,789	3R	415	970	73	1,330	2,715	0.72	1458	0.38	2
25	4,054	2R	415	954	50	1,223	2,592	0.64	1419	0.35	2
26	4,285	3R	415	970	73	1,330	2,715	0.63	1458	0.34	2
27	9,446	2R	415	954	50	1,223	2,592	0.27	1419	0.15	2
28	4,290	3L	415	970	73	1,330	2,715	0.63	1458	0.34	2
29	4,090	1R	415	957	45	1,135	2,507	0.61	1417	0.35	2
30	4,020	3R	415	970	73	1,330	2,715	0.68	1458	0.36	2
31	3,985	2R	415	954	50	1,223	2,592	0.65	1419	0.36	2
32	4,283	1R	415	957	45	1,135	2,507	0.59	1417	0.33	2
33	4,663	2R	415	954	50	1,223	2,592	0.56	1419	0.30	2
34	4,980	3R	415	970	73	1,330	2,715	0.55	1458	0.29	2
35	5,858	2R	415	954	50	1,223	2,592	0.44	1419	0.24	2
36	6,547	3R	415	970	73	1,330	2,715	0.41	1458	0.22	2
37	3,809	3L	415	970	73	1,330	2,715	0.71	1458	0.38	2
38	4,284	2L	415	954	50	1,223	2,592	0.61	1419	0.33	2
39	4,387	2L	415	954	50	1,223	2,592	0.59	1419	0.32	2
40	4,093	3R	415	970	73	1,330	2,715	0.66	1458	0.36	2
41	3,096	1L	415	957	45	1,135	2,507	0.81	1417	0.46	2
42	4,054	2R	415	954	50	1,223	2,592	0.64	1419	0.35	2
43	3,540	3R	415	970	73	1,330	2,715	0.77	1458	0.41	2
44	3,353	2R	415	954	50	1,223	2,592	0.77	1419	0.42	2
45	4,139	3L	415	970	73	1,330	2,715	0.66	1458	0.35	2
46	3,983	1R	415	957	45	1,135	2,507	0.63	1417	0.36	2
47	3,735	2L	415	954	50	1,223	2,592	0.69	1419	0.38	2
48	3,949	3L	415	970	73	1,330	2,715	0.69	1458	0.37	2
49	3,752	2L	415	954	50	1,223	2,592	0.69	1419	0.38	2
50	3,596	1L	415	957	45	1,135	2,507	0.70	1417	0.39	2
51	4,688	3L	415	970	73	1,330	2,715	0.58	1458	0.31	2
52	3,182	3R	415	970	73	1,330	2,715	0.85	1458	0.46	2
53	3,182	1R	415	957	45	1,135	2,507	0.79	1417	0.45	2
54	3,910	3R	415	970	73	1,330	2,715	0.69	1458	0.37	2
55	5,287	2L	415	954	50	1,223	2,592	0.49	1419	0.27	2
56	3,277	3L	415	970	73	1,330	2,715	0.83	1458	0.44	2
57	3,096	3L	415	970	73	1,330	2,715	0.88	1458	0.47	2
58	3,214	3R	415	970	73	1,330	2,715	0.84	1458	0.45	2
59	4,289	1L	415	957	45	1,135	2,507	0.58	1417	0.33	2
60	4,468	2R	415	954	50	1,223	2,592	0.58	1419	0.32	2
61	4,063	3L	415	970	73	1,330	2,715	0.67	1458	0.36	2
62	4,339	3L	415	970	73	1,330	2,715	0.63	1458	0.34	2
63	3,096	1L	415	957	45	1,135	2,507	0.81	1417	0.46	2
64	3,096	2L	415	954	50	1,223	2,592	0.84	1419	0.46	2
65	3,096	3L	415	970	73	1,330	2,715	0.88	1458	0.47	2
66	4,320	1L	415	957	45	1,135	2,507	0.58	1417	0.33	2
67	4,609	1R	415	957	45	1,135	2,507	0.54	1417	0.31	2
68	3,538	2R	415	954	50	1,223	2,592	0.73	1419	0.40	2
69	3,543	3R	415	970	73	1,330	2,715	0.77	1458	0.41	2
70	4,272	1R	415	957	45	1,135	2,507	0.59	1417	0.33	2
TOTALS	279,783		29,050	67,282	4,054	87,022	183,354		100,386		
AVG	3,997		415				2,619	0.66	1434	0.36	2

CARL SANDBURG
CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA
FEBRUARY 28, 2006

SHEET INDEX

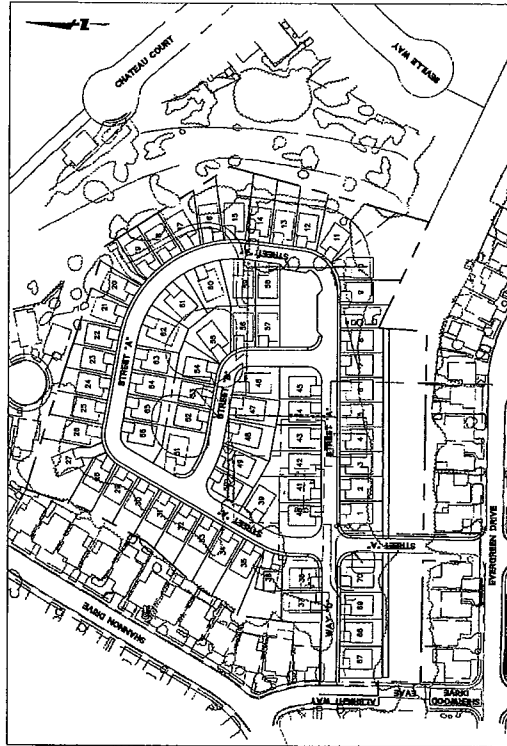
SHEET NO	DESCRIPTION
A-1	TITLE SHEET
A-2	STREET SCENE
A-3	PLAN 1 COTTAGE
A-4	STANDARD ELEVATIONS, PLAN 1
A-5	STANDARD ELEVATIONS, PLAN 1 COTTAGE
A-6	STANDARD ELEVATIONS, PLAN 1 SPANISH
A-7	STANDARD ELEVATIONS, PLAN 1 TRADITIONAL
A-8	PLAN 1 COTTAGE, ROOF PLAN AND SECTION
A-9	PLAN 2 SPANISH
A-10	STANDARD ELEVATIONS, PLAN 2
A-11	STANDARD ELEVATIONS, PLAN 2 TRADITIONAL
A-12	STANDARD ELEVATIONS, PLAN 2 COTTAGE
A-13	PLAN 2 SPANISH, ROOF PLAN AND SECTION
A-14	PLAN 3 TRADITIONAL
A-15	STANDARD ELEVATIONS, PLAN 3
A-16	STANDARD ELEVATIONS, PLAN 3 COTTAGE
A-17	STANDARD ELEVATIONS, PLAN 3 SPANISH
A-18	STANDARD ELEVATIONS, PLAN 3 TRADITIONAL
A-19	PLAN 3 TRADITIONAL, ROOF PLAN AND SECTION
L-1	OVERALL SITE PLAN
L-2	PARK PLAN
L-3	EXPANDED ENTRY VIEW AND FRONT YARD CLOSE-UP
L-4	PLANTING DETAILS
L-5	CONSTRUCTION DETAILS



VICINITY MAP
NTS



LOCATION MAP
NTS



SITE PLAN
SCALE 1"=200'

PROJECT SUMMARY

OWNER:	SAN BRUNO PARK SCHOOL DISTRICT 500 ACACIA AVENUE SAN BRUNO, CA 94068 (650) 824-3100 CONTACT: GENE E. HUNT
SUBOWNER:	SUMMERHILL HOMES 1000 SUMMERHILL AVENUE PALO ALTO, CA 94304 (650) 842-2006 CONTACT: ELIANE BREEZE
ARCHITECT:	JZMK PARTNERS 131 INNOVATION DRIVE, SUITE 100 SAN BRUNO, CA 94068 (949) 861-4600 CONTACT: MICHAEL PERROSE
LANDSCAPE ARCHITECT:	VAN DORN ASO LANDSCAPE ARCHITECTS, INC. 589 MORRIS STREET, SUITE 3 SAN FRANCISCO, CA 94105 (415) 398-1100 CONTACT: SHAR VAN DORN
ENGINEER:	BEF ENGINEERS 1000 SUMMERHILL AVENUE SAN BRUNO, CA 94068 (650) 488-4300 CONTACT: ROLAND HAGA
GEOTECHNICAL ENGINEER:	TRC LOWNEY 425 CLAY AVENUE SAN BRUNO, CA 94068 (650) 842-2006 CONTACT: SCOTT FITTINGHOFF
AREA:	10.36 ACRES PARCEL 1 091-143-210 PARCEL 2 091-143-220 PARCEL 3 071-01-050
ASSESSOR PARCEL NO.:	R-1 SCHOOL
EXISTING ZONING:	R-1
EXISTING LAND USE:	SINGLE FAMILY DETACHED RESIDENTIAL UNITS
PROPOSED ZONING:	
PROPOSED LAND USE:	

CARL SANDBURG
TITLE SHEET

SAN BRUNO

SAN MATEO COUNTY

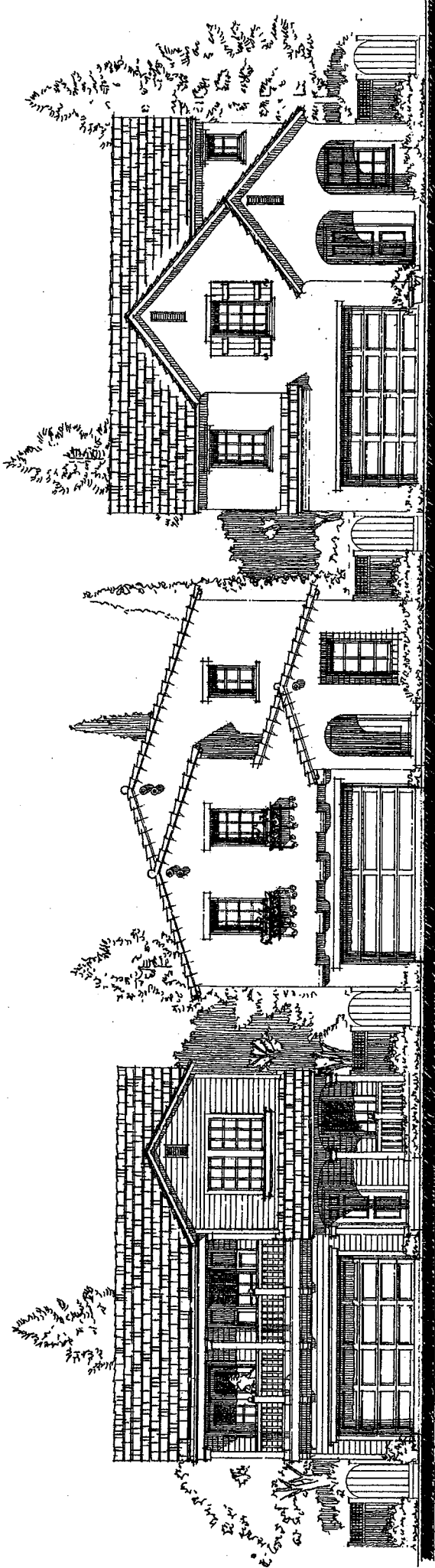
CALIFORNIA



255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94063
PHONE (650) 462-6300
FAX (650) 462-6399

TITLE		Drawing Number	
Revised	02/28/06	Scale	AS SHOWN
		Design	
		Approved	
		Job No	

TITLE



PLAN 3 TRADITIONAL

PLAN 2 SPANISH

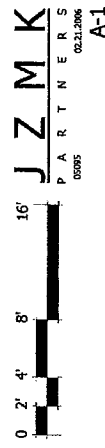
PLAN 1 COTTAGE

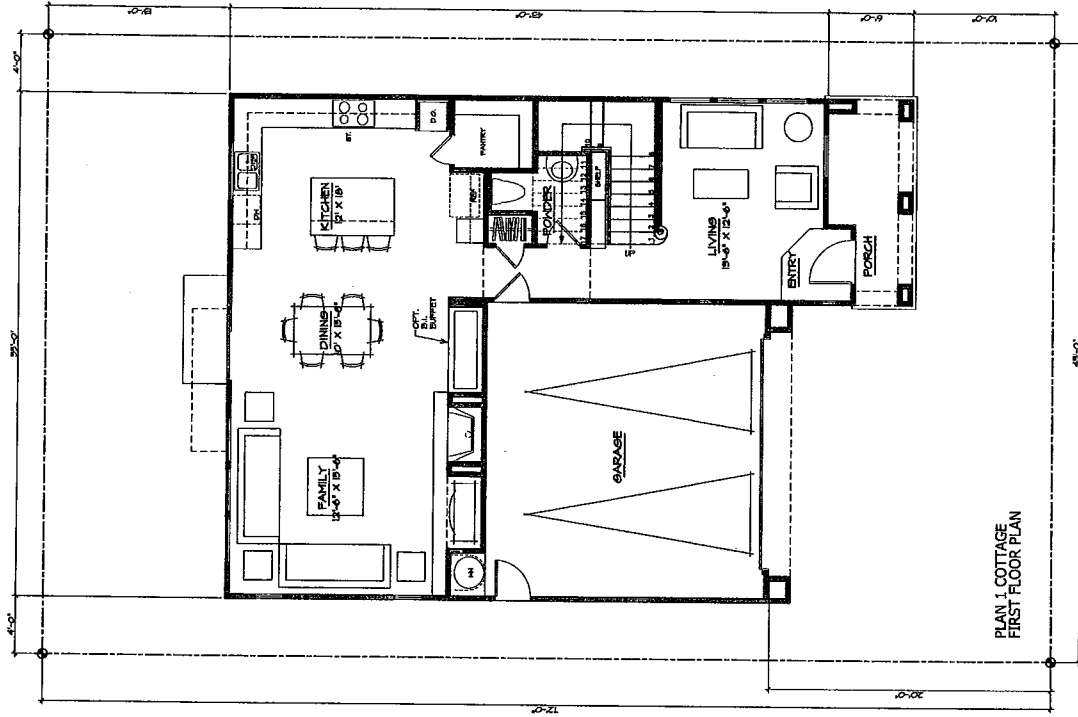
STREET SCENE

SUMMERHILL
HOMES

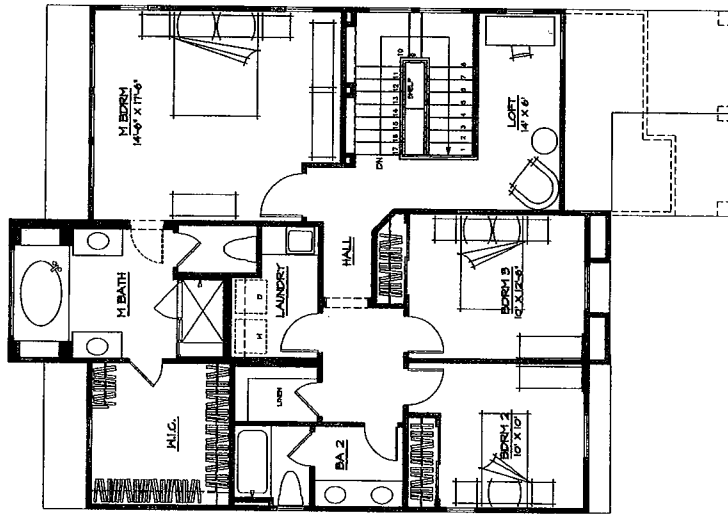
CARL SANDBURG SITE

SAN BRUNO, CA





PLAN 1 COTTAGE
SECOND FLOOR PLAN

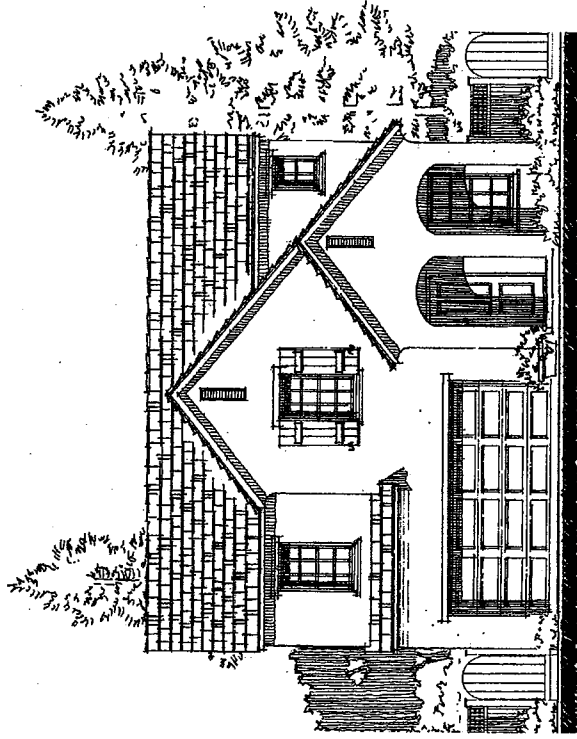


FIRST FLOOR +/-957 S.F.
SECOND FLOOR +/-1135 S.F.
TOTAL +/-2092 S.F.

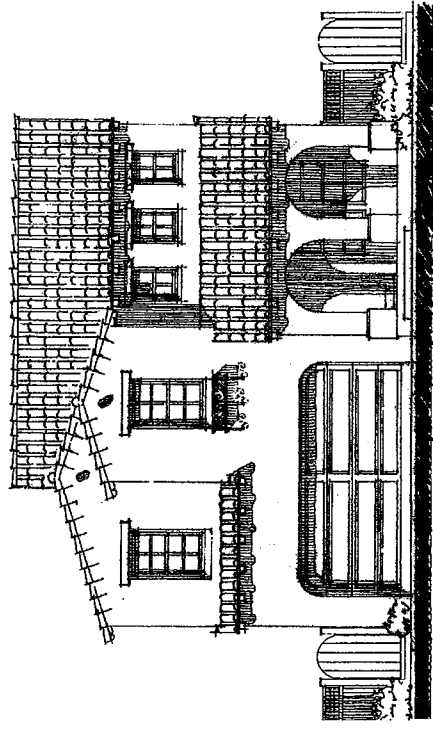
16' J Z M K
PARTNERS
ARCHITECTS
02-21-2005
A-2

PLAN 1 COTTAGE CARL SANDBURG SITE SAN BRUNO, CA

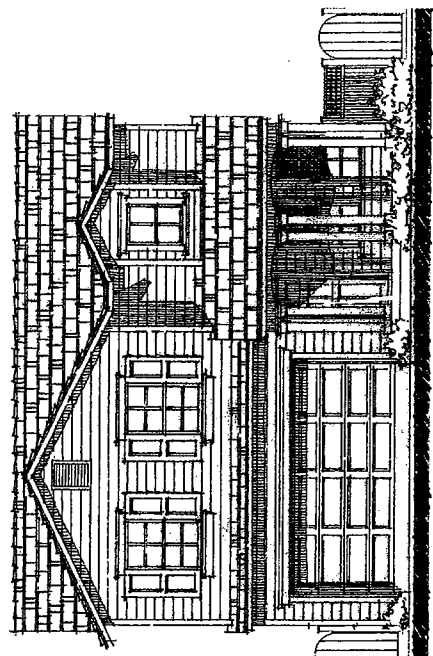
SUMMERHILL
HOMES



PLAN 1 COTTAGE

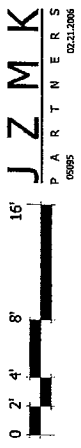


PLAN 1 SPANISH



PLAN 1 TRADITIONAL

STANDARD ELEVATIONS, PLAN 1

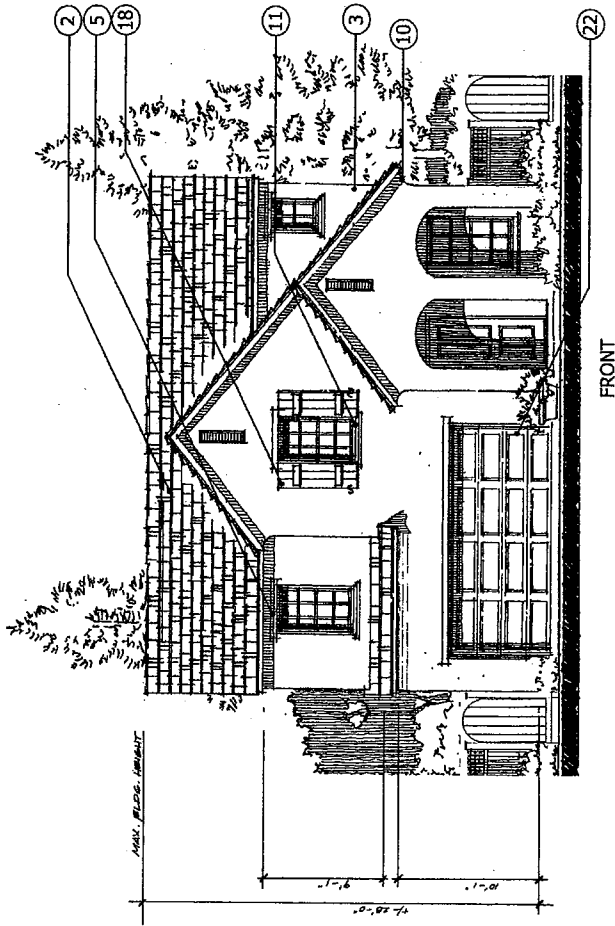


J Z M K
P A R T N E R S
02.21.2006
00005

CARL SANDBURG SITE

SAN BRUNO, CA

SUMMERHILL
HOMES



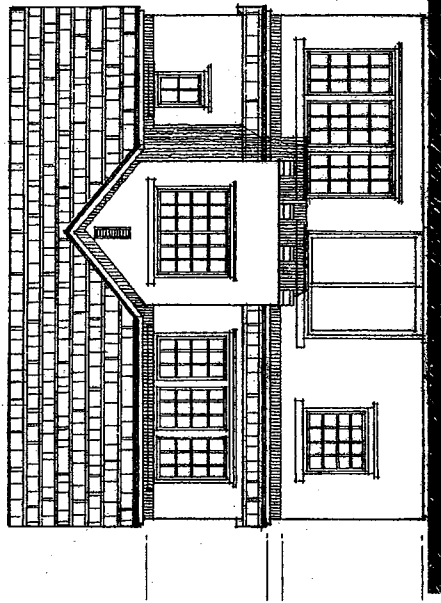
FRONT

MAX. BLDG. HEIGHT

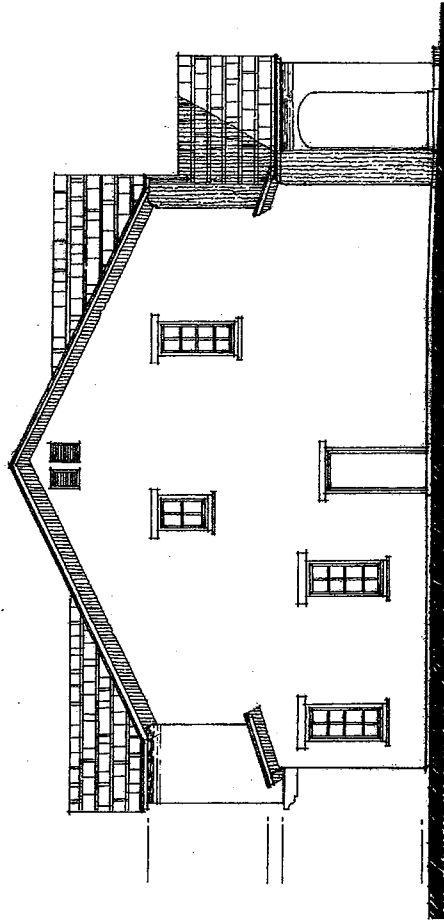
9'-0" 0'-0" 9'-1" 10'-1"

1. CONCRETE "S" TILE
2. CONCRETE FLAT TILE
3. STUCCO
4. WOOD SHUTTER
5. WOOD RAFTER TAIL
6. WOOD CORREL
7. VERTICAL SIDING
8. HORIZONTAL SIDING
9. STONE VENEER
10. STUCCO OVER FOAM TRIM
11. SILL
12. WOOD POST
13. STUCCO CROSS
14. ORNAMENTAL METAL POT SHELF
15. ORNAMENTAL METAL RAILING
16. ORNAMENTAL METAL
17. WOOD RAILING
18. WOOD SHUTTERS
19. DECORATIVE CLAY PIPE
20. WOOD TRAILING
21. STUCCO TILE
22. SECTIONAL GARAGE DOOR
23. OPTIONAL GLASS AT GARAGE DOOR
24. OPTIONAL DOOR

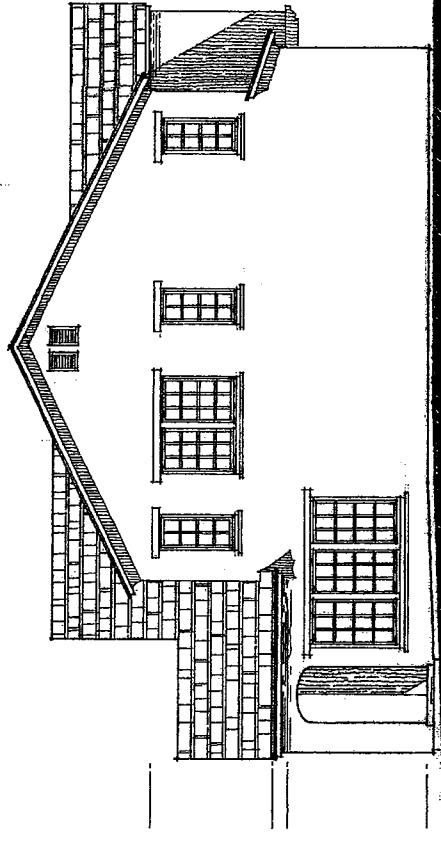
ALL BUILDING HEIGHTS ARE APPROXIMATE
AND ARE DIMENSIONED FROM FINISHED FLOOR.



REAR



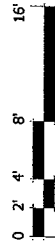
LEFT



RIGHT

STANDARD ELEVATIONS, PLAN 1 COTTAGE

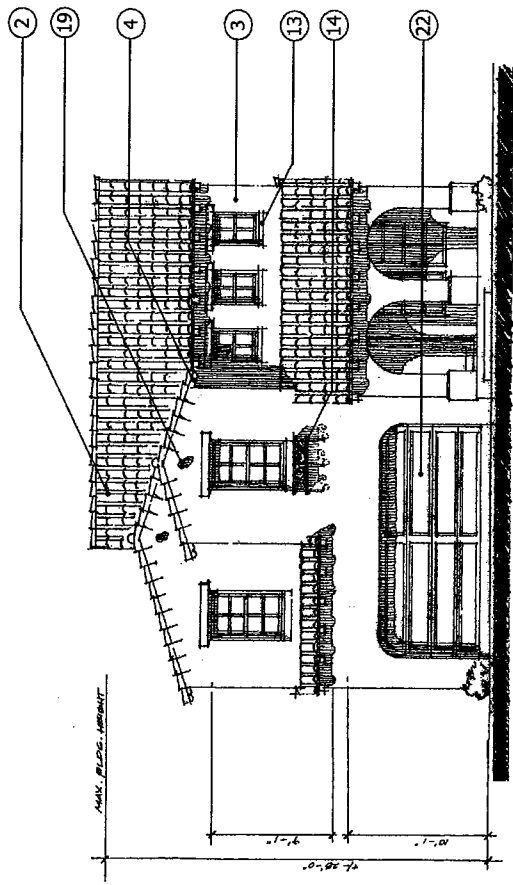
J Z M K
P A R T N E R S
02.21.2006
A-4



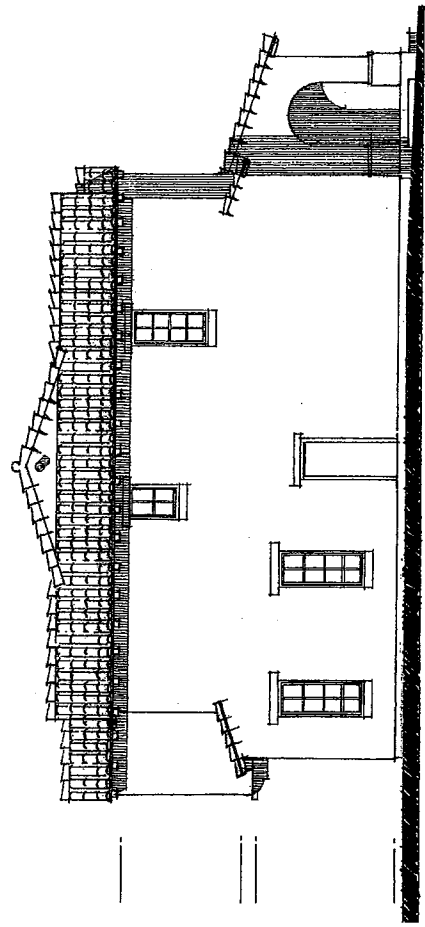
CARL SANDBURG SITE

SAN BRUNO, CA

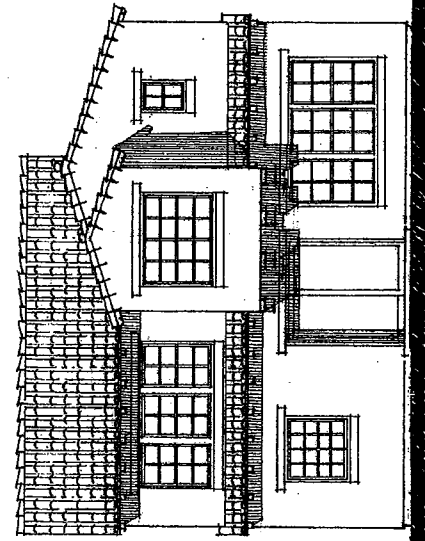
SUMMERHILL
HOMES



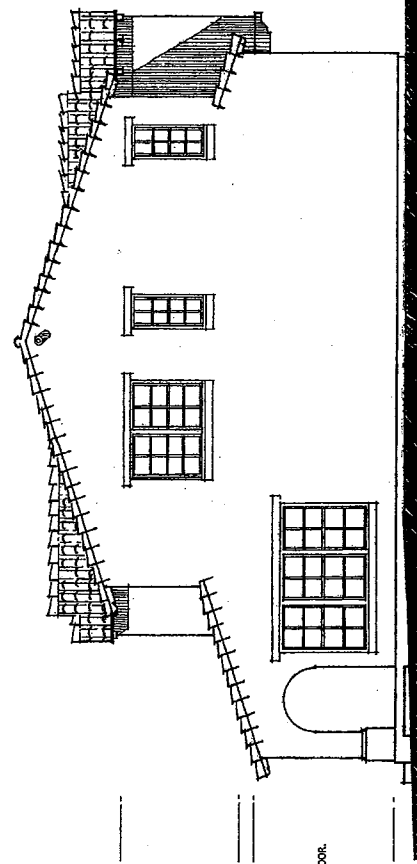
FRONT



LEFT



REAR



RIGHT

1. CONCRETE "S" TILE
2. CONCRETE FLAT TILE
3. STUCCO
4. WOOD RAFTER TAILS
5. LINTEL
6. WOOD CORBEL
7. WOOD SHUTTERS
8. HORIZONTAL SIDING
9. STONE VENER
10. STUCCO OVER FOAM TRIM
11. SILL
12. WOOD POST
13. STUCCO RECESS
14. ORNAMENTAL METAL POT SHELF
15. ORNAMENTAL METAL RAILING
16. ORNAMENTAL METAL
17. WOOD RAILING
18. WOOD SHUTTERS
19. DECORATIVE CLAY PIPE
20. WOOD TRELLIS
21. DECORATIVE TILE
22. SECTIONAL GARAGE DOOR
23. OPTIONAL DOOR AT GARAGE DOOR
24. OPTIONAL DOOR

ALL BUILDING HEIGHTS ARE APPROXIMATE AND ARE DIMENSIONED FROM FINISHED FLOOR.

STANDARD ELEVATIONS, PLAN 1 SPANISH

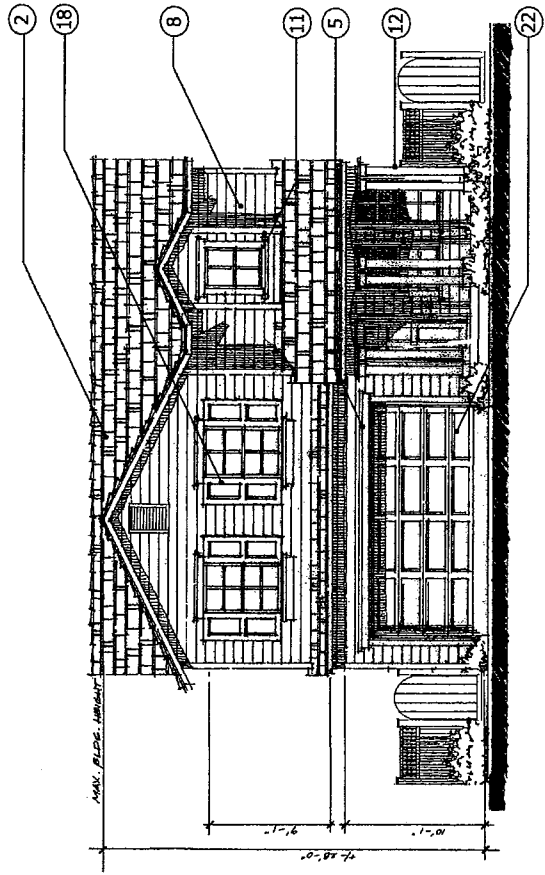
CARL SANDBURG SITE

SAN BRUNO, CA

J Z M K
PARTNERS
02.21.2005
A-5



SUMMERHILL
HOMES

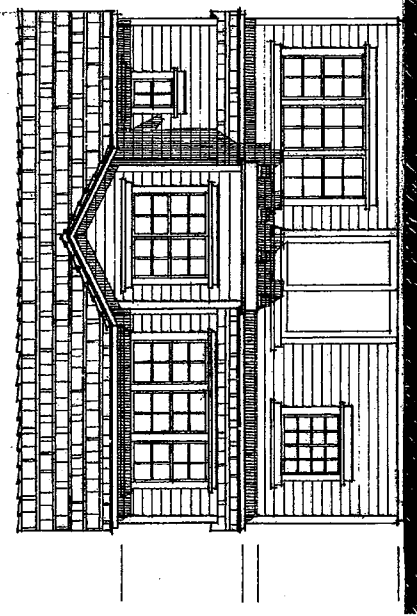


MAX. FLOOR HEIGHT

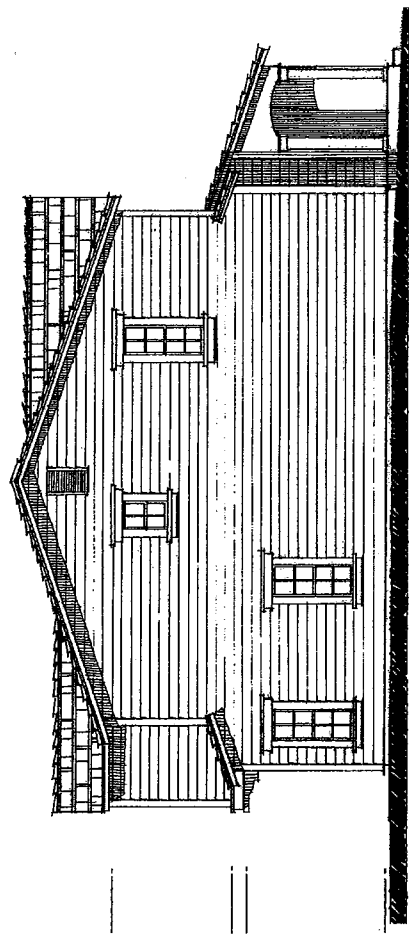
9'-8 1/2" 0"
9'-1" 0"
10'-1" 0"

1. CONCRETE "S" TILE
2. CONCRETE FLAT TILE
3. STUCCO
4. WOOD RAFTER TAILS
5. UNTEL
6. WOOD CORBEL
7. VERTICAL SLIDING WINDOW SHUTTERS
8. STONE VENER
9. STUCCO OVER FOAM TRIM
10. SILL
11. WOOD POST
12. STUCCO RECESS
13. ORNAMENTAL METAL POT SHELF
14. ORNAMENTAL METAL RAILING
15. ORNAMENTAL METAL
16. WOOD SHUTTERS
17. WOOD SHUTTERS
18. DECORATIVE CLAY PIPE
19. WOOD TRELLIS
20. DECORATIVE TILE
21. SECTIONAL GARAGE DOOR
22. OPTIONAL GLASS AT GARAGE DOOR
23. OPTIONAL DOOR
24. OPTIONAL DOOR

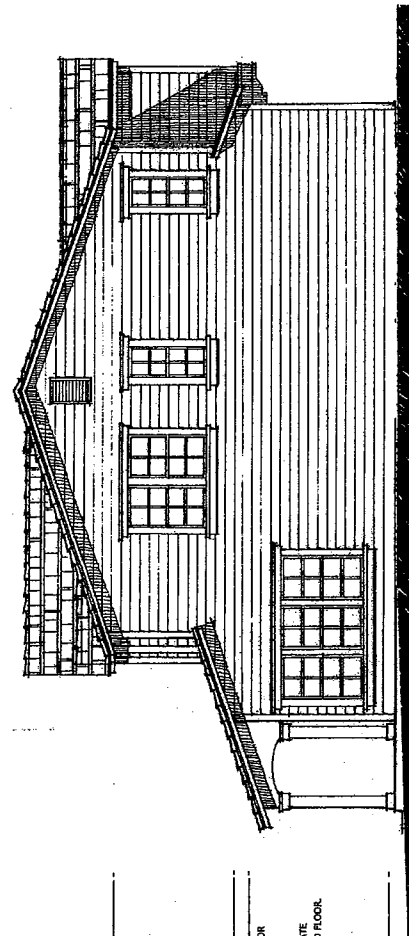
ALL BUILDING HEIGHTS ARE APPROXIMATE AND ARE DIMENSIONED FROM FINISHED FLOOR.



REAR



LEFT



RIGHT

STANDARD ELEVATIONS, PLAN 1 TRADITIONAL

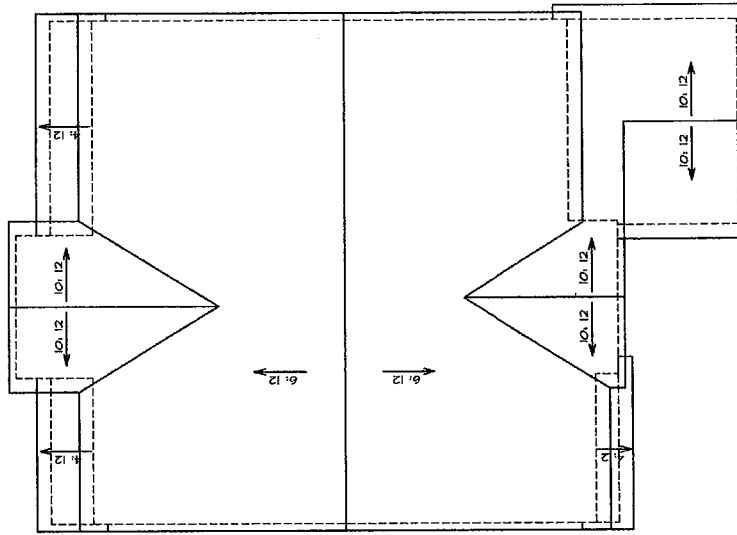
J Z M K
PARTNERS
02.21.2008
A-6



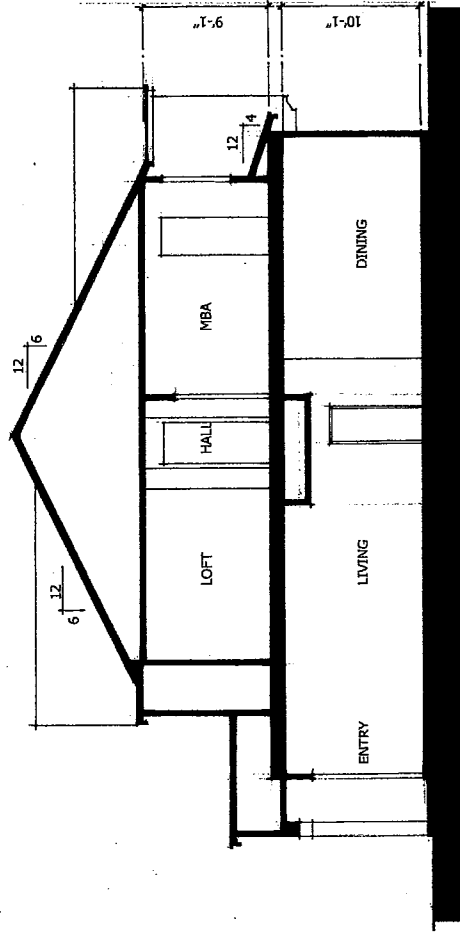
CARL SANDBURG SITE

SAN BRUNO, CA

SUMMERHILL
HOMES



PLAN 1 COTTAGE
ROOF PLAN



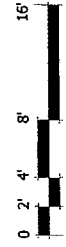
PLAN 1 COTTAGE
SECTION

PLAN 1 COTTAGE

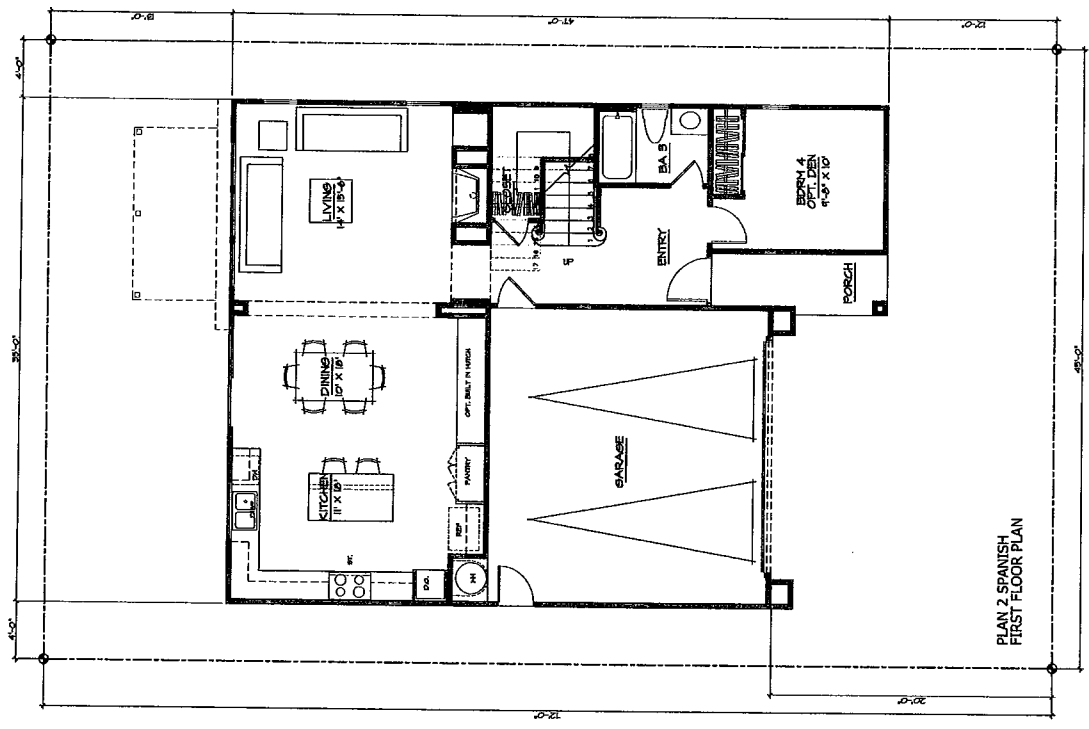
CARL SANDBURG SITE

SAN BRUNO, CA

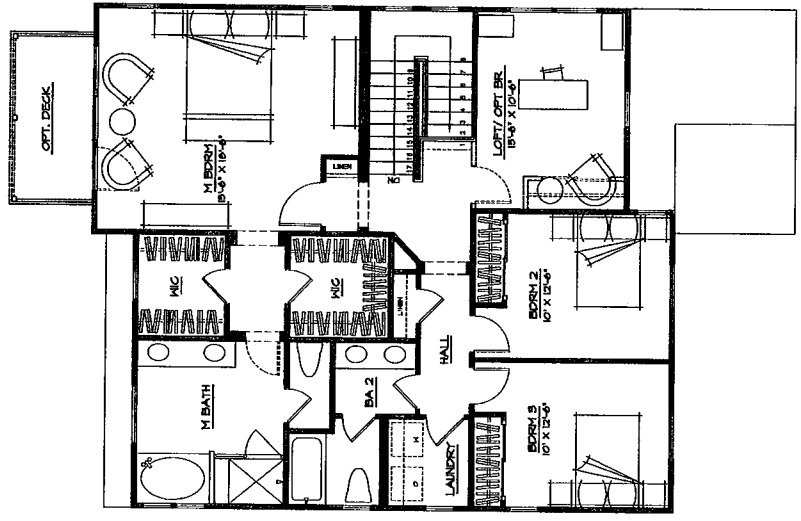
J Z M K
P A R T N E R S
00955
A-7



SUMMERHILL
HOMES



PLAN 2 SPANISH
SECOND FLOOR PLAN

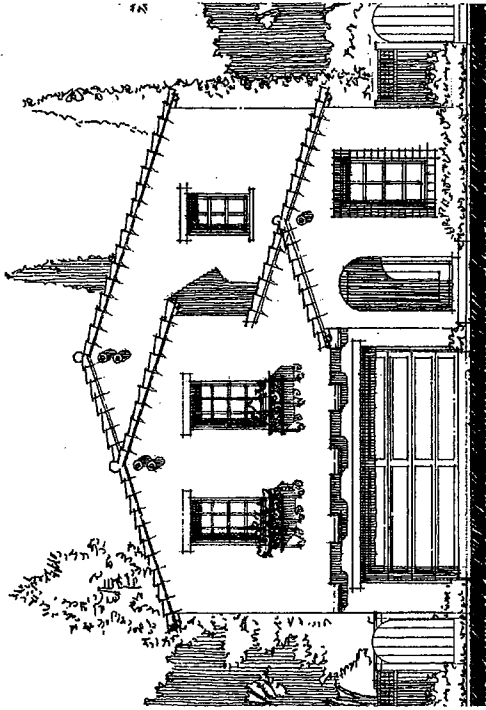


FIRST FLOOR +/-954 S.F.
SECOND FLOOR +/-1,123 S.F.
TOTAL +/-2,077 S.F.

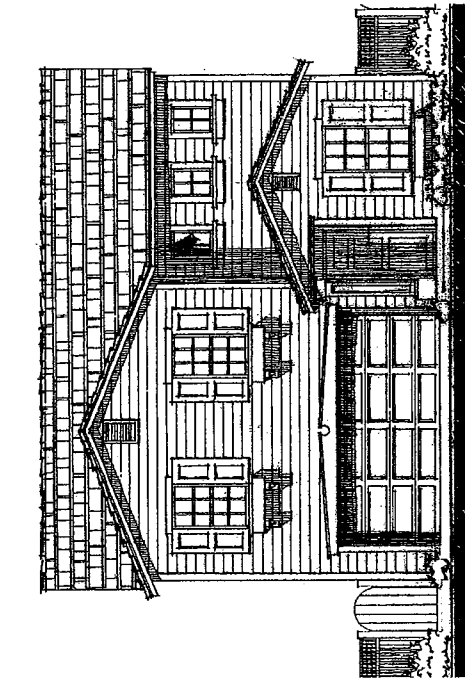
16' J Z M K
PARTNERS
ARCHITECTS
02-21-2006
A-8

PLAN 2 SPANISH
CARL SANDBURG SITE
SAN BRUNO, CA

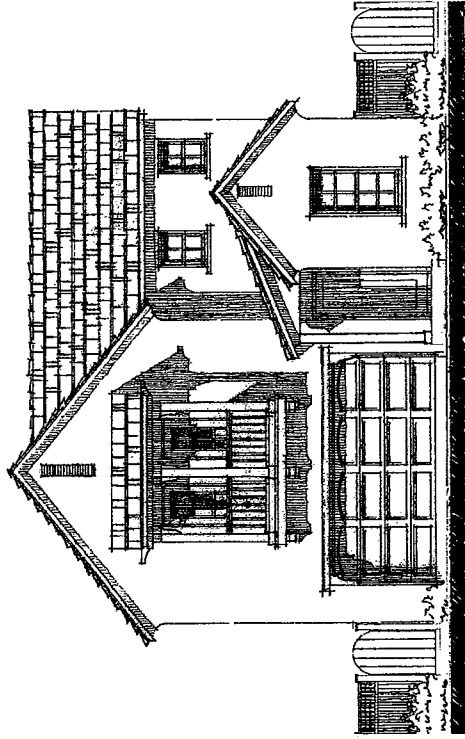
SUMMERHILL
HOMES



PLAN 2 SPANISH



PLAN 2 TRADITIONAL



PLAN 2 COTTAGE

STANDARD ELEVATIONS, PLAN 2

CARL SANDBURG SITE

SAN BRUNO, CA

SUMMERHILL
HOMES

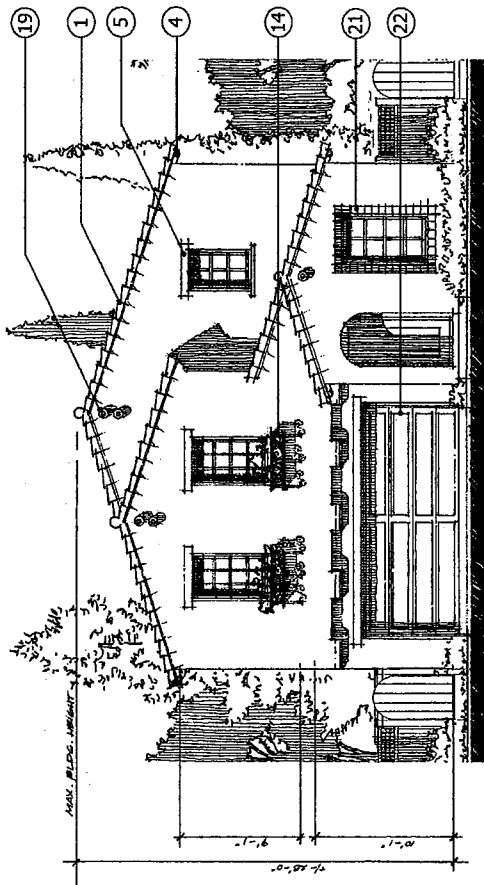
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J Z M K

PARTNERS

03.21.2006

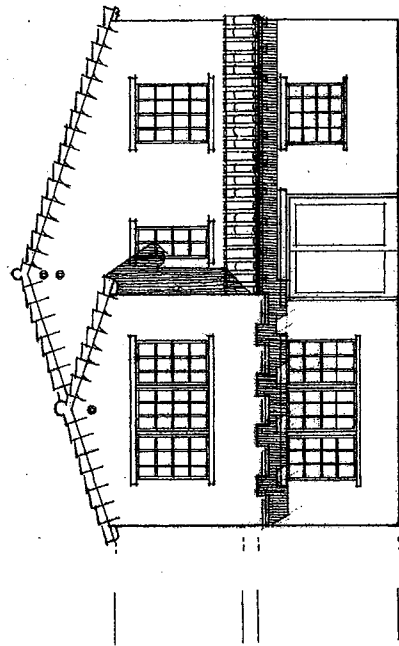
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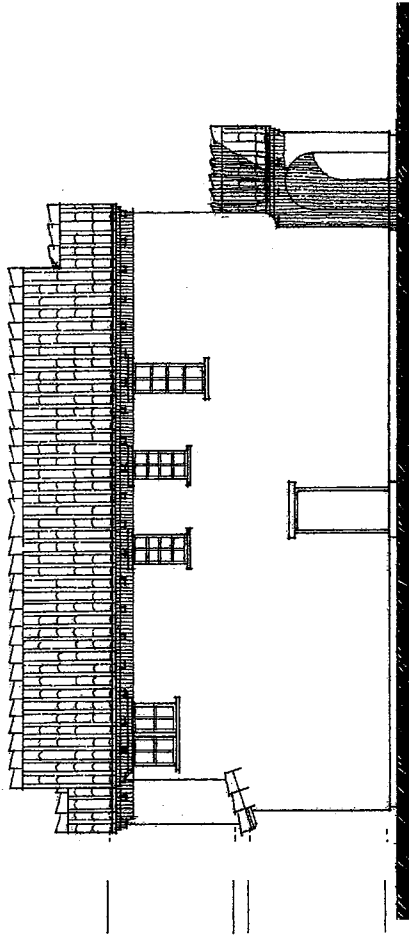
FRONT

1. CONCRETE "S" TILE
2. CONCRETE FLAT TILE
3. STUCCO
4. WOOD RAFTER TAILS
5. WOOD SHINGLES
6. WHITE CORBEL
7. VERTICAL SIDING
8. HORIZONTAL SIDING
9. STONE VENER
10. STUCCO OVER FOAM TRIM
11. SILL
12. WOOD POST
13. WOOD BRACES
14. ORNAMENTAL METAL POT SHLEF
15. ORNAMENTAL METAL RAILING
16. ORNAMENTAL METAL
17. WOOD SHUTTERS
18. WOOD TRELLIS
19. DECORATIVE CLAY PIPE
20. DECORATIVE TILE
21. DECORATIVE CLAY DOOR
22. OPTIONAL GLASS AT GARAGE DOOR
23. OPTIONAL DOOR
24. OPTIONAL DOOR

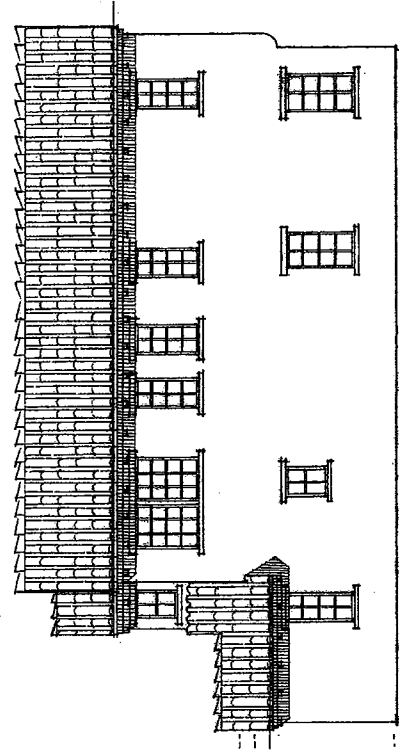
ALL BUILDING HEIGHTS ARE APPROXIMATE
AND ARE DIMENSIONED FROM FINISHED FLOOR.



REAR



LEFT



RIGHT

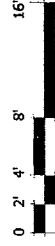
STANDARD ELEVATIONS, PLAN 2 SPANISH

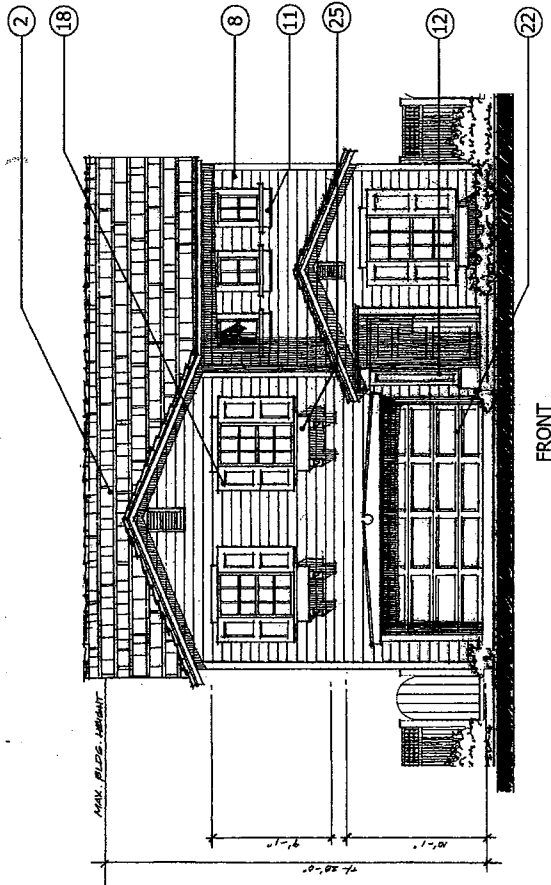
CARL SANDBURG SITE

SAN BRUNO, CA

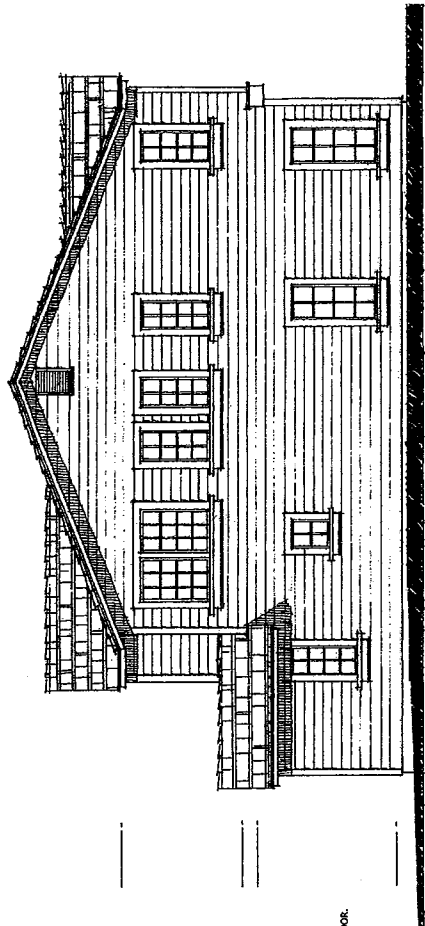
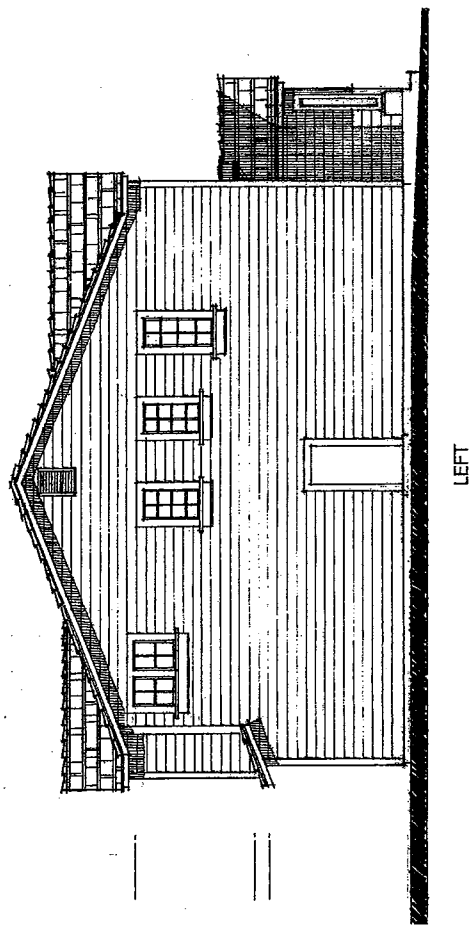
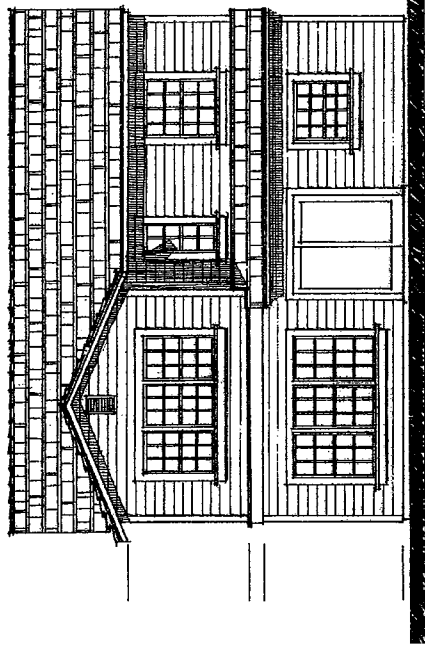
SUMMERHILL
HOMES

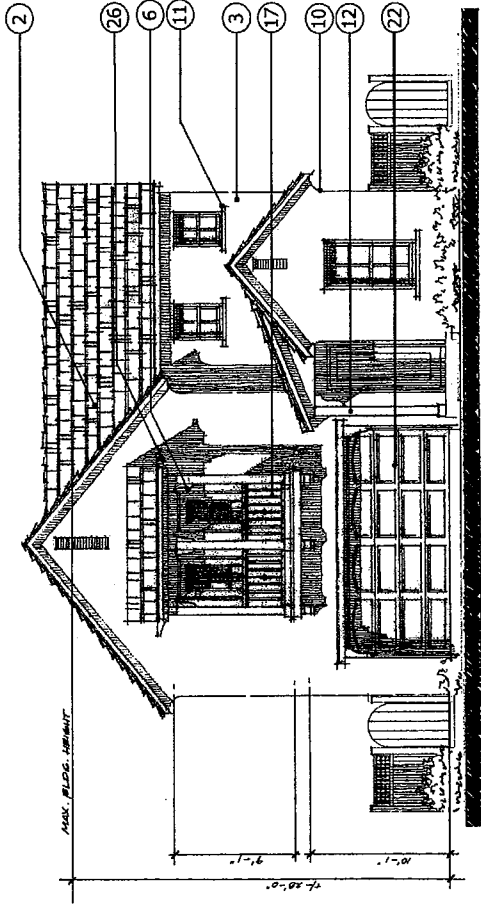
J Z M K
P A R T N E R S
02.21.2006
A-10



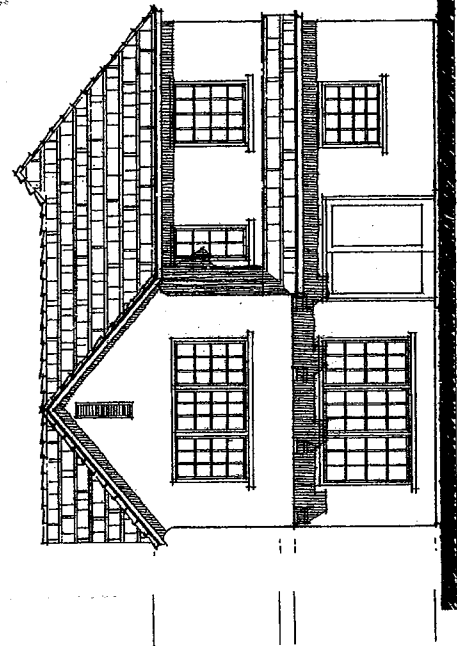


1. CONCRETE "S" TILE
 2. CONCRETE FLAT TILE
 3. WOOD SHUTTERS
 4. WOOD RAFTER TILLS
 5. LINTEL
 6. WOOD CORBEL
 7. VERTICAL SIDING
 8. HORIZONTAL SIDING
 9. STONE VENER
 10. STUCCO OVER FOAM TRIM
 11. STUCCO
 12. WOOD POST
 13. STUCCO RECESS
 14. ORNAMENTAL METAL POT SHELF
 15. ORNAMENTAL METAL RAILING
 16. ORNAMENTAL METAL
 17. WOOD RAILING
 18. WOOD SHUTTERS
 19. WOOD SHUTTERS
 20. WOOD TRAIL
 21. DECORATIVE TILE
 22. SECTIONAL GARAGE DOOR
 23. OPTIONAL GLASS AT GARAGE DOOR
 24. OPTIONAL DOOR
 25. WOOD FLOWER BOX
- ALL BUILDING HEIGHTS ARE APPROXIMATE AND ARE DIMENSIONED FROM FINISHED FLOOR.

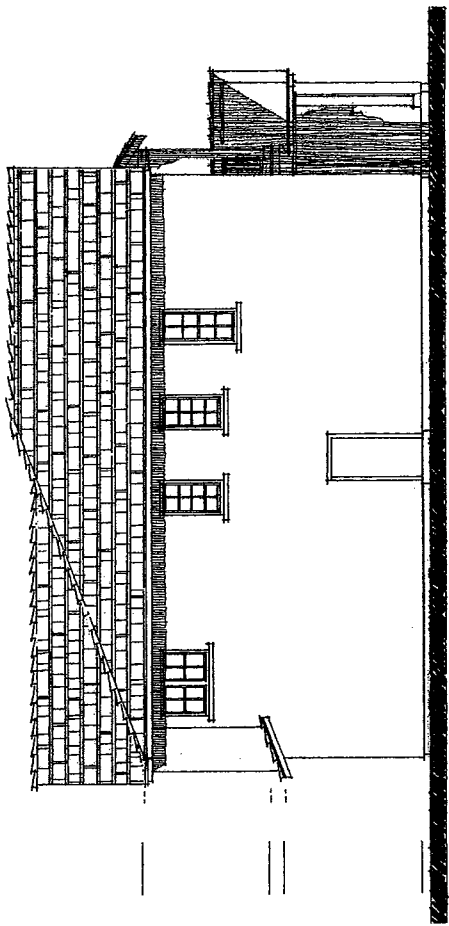




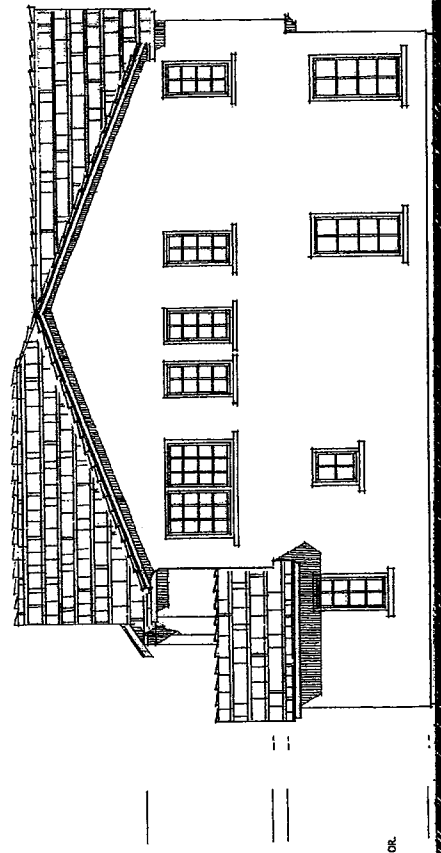
FRONT



REAR



LEFT



RIGHT

1. CONCRETE "S" TILE
 2. CONCRETE FLAT TILE
 3. STUCCO
 4. STUCCO
 5. STUCCO
 6. STUCCO
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 20. STUCCO
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 22. STUCCO
 23. STUCCO
 24. STUCCO
 25. STUCCO
 26. STUCCO
- ALL BUILDING HEIGHTS ARE APPROXIMATE AND ARE DIMENSIONED FROM FINISHED FLOOR.

STANDARD ELEVATIONS, PLAN 2 COTTAGE

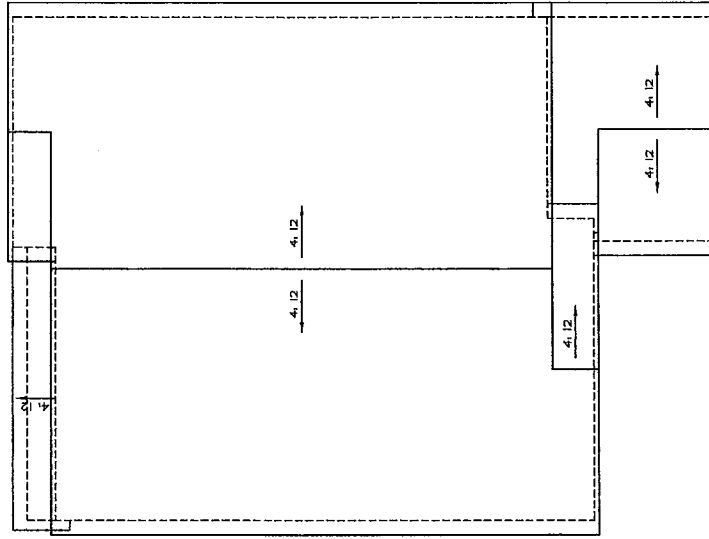
CARL SANDBURG SITE

SAN BRUNO, CA

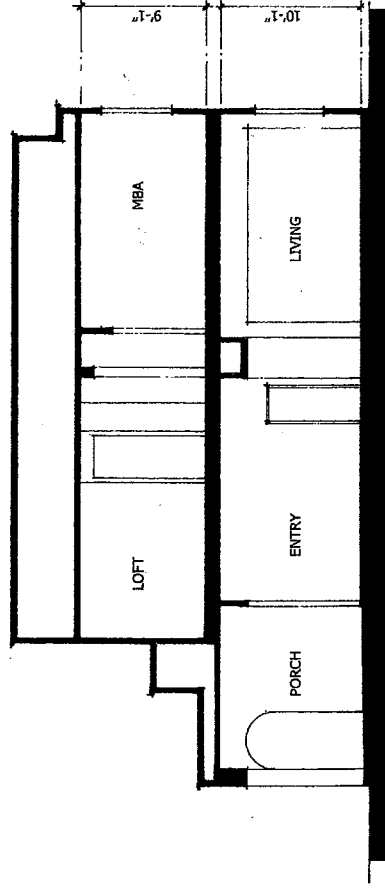
SUMMERHILL HOMES

J Z M K
PARTNERS
02.1.2006
A-12



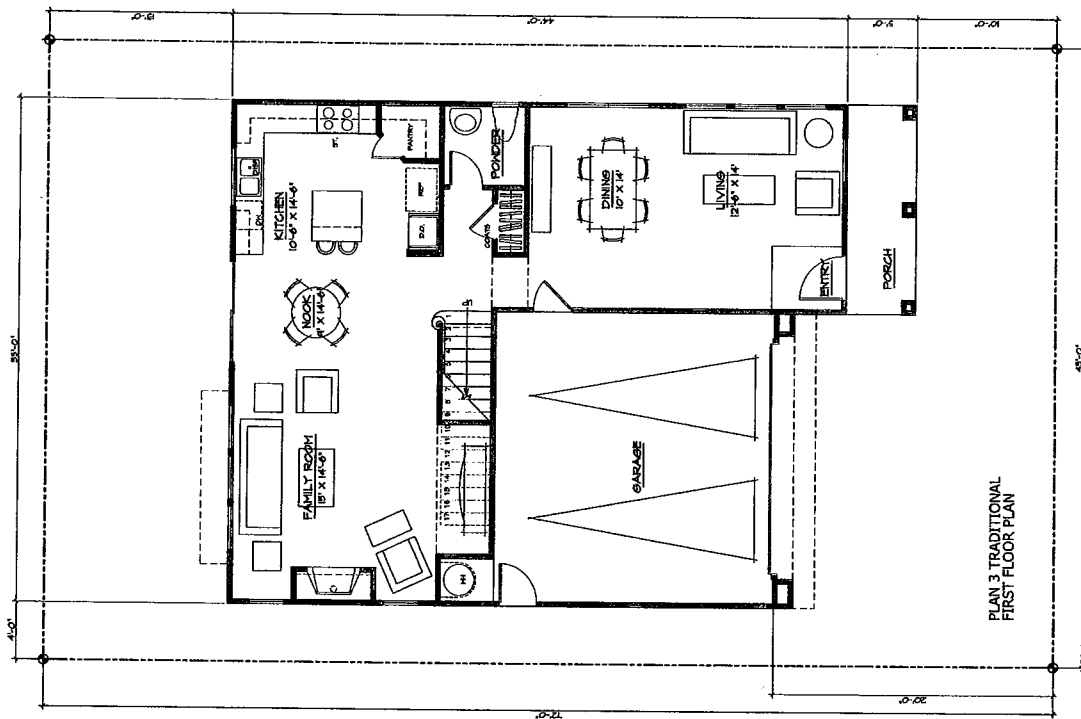


PLAN 2 SPANISH
ROOF PLAN

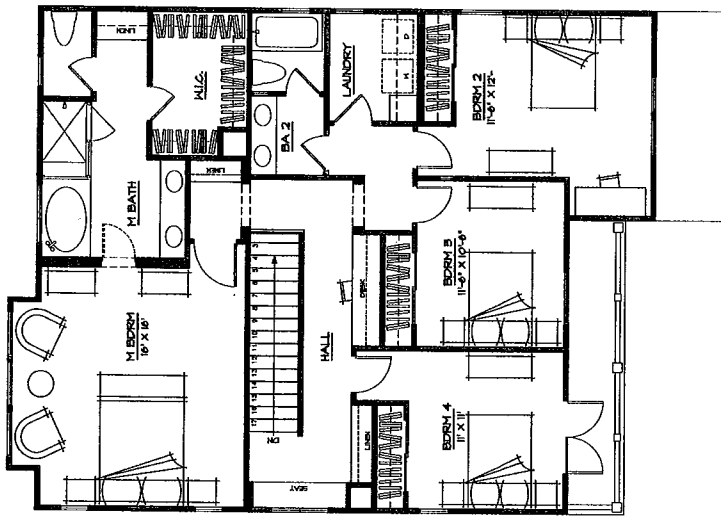


PLAN 2 SPANISH
SECTION

PLAN 2 SPANISH



PLAN 3 TRADITIONAL
FIRST FLOOR PLAN



PLAN 3 TRADITIONAL
SECOND FLOOR PLAN

FIRST FLOOR +/- 970 S.F.
SECOND FLOOR +/- 1330 S.F.
TOTAL +/- 2300 S.F.

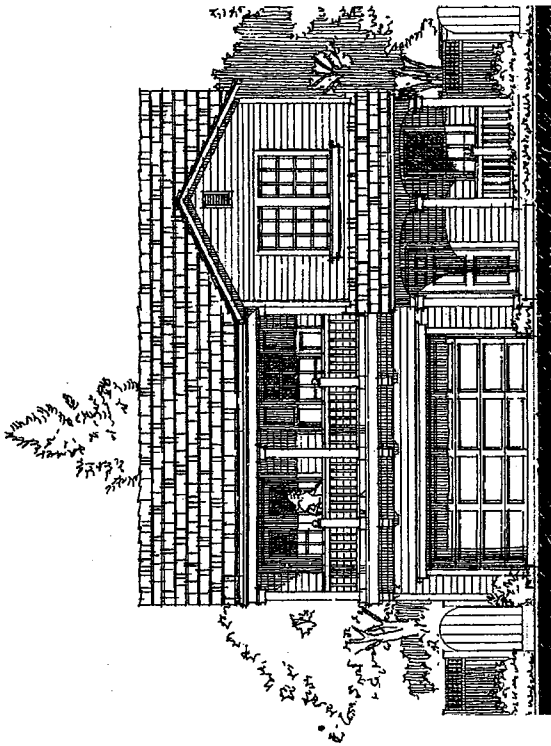
16' J Z M K
PARTNERS
03-21-2006
A-14

PLAN 3 TRADITIONAL

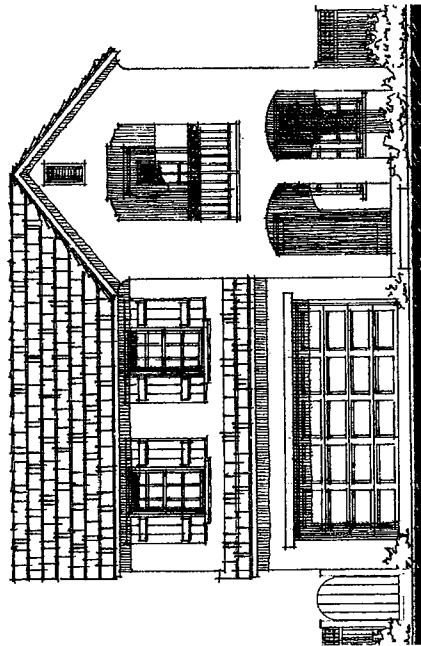
CARL SANDBURG SITE

SAN BRUNO, CA

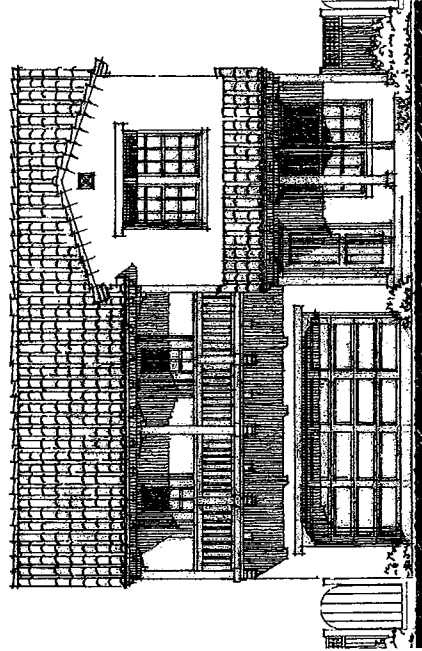
SUMMERHILL
HOMES



PLAN 3 TRADITIONAL



PLAN 3 COTTAGE



PLAN 3 SPANISH

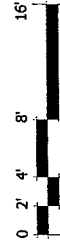
STANDARD ELEVATIONS, PLAN 3

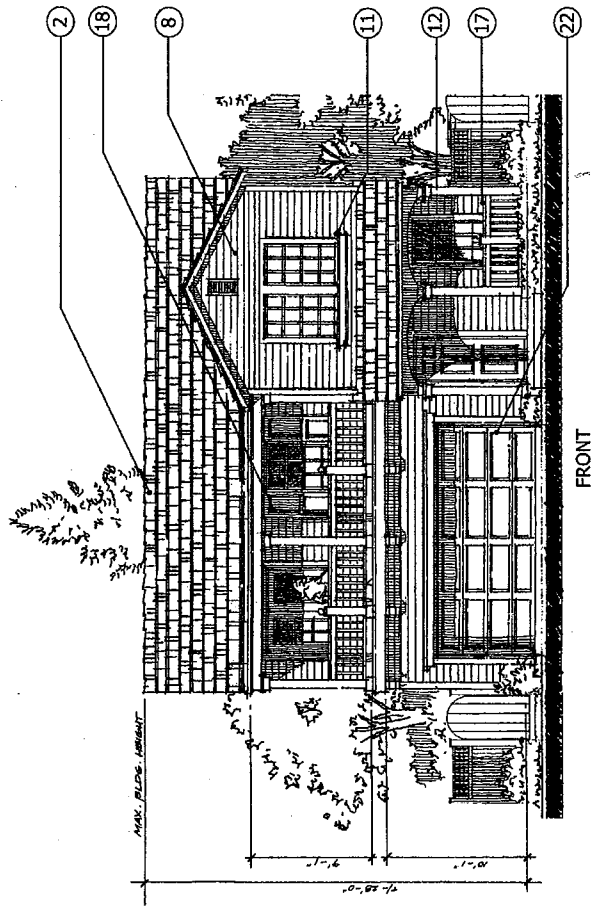
CARL SANDBURG SITE

SAN BRUNO, CA

SUMMERHILL
HOMES

J Z M K
P A R T N E R S
02.21.2004
00205

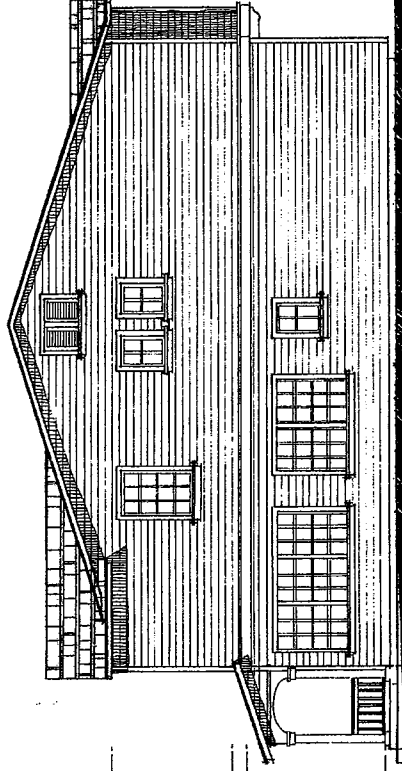
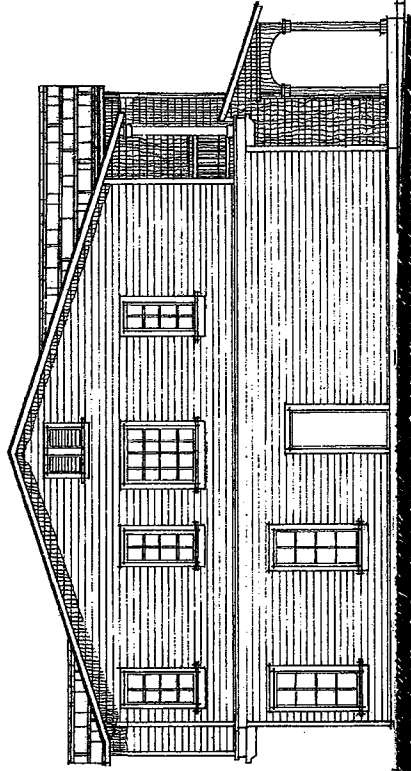
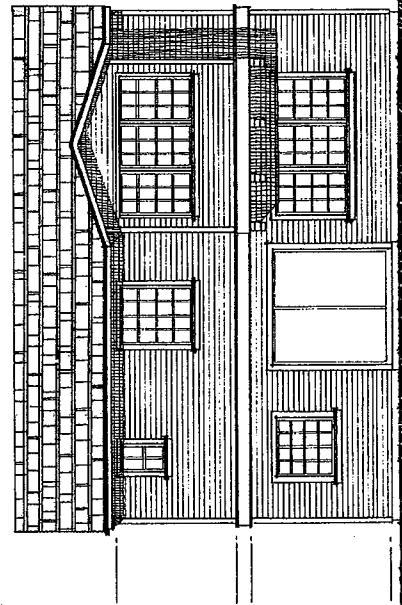




LEFT

1. CONCRETE S" TILE
2. CONCRETE FLAT TILE
3. STUCCO
4. WOOD RAFTER TAILS
5. LINTEL
6. WOOD CORBEL
7. WOOD SHUTTERS
8. HORIZONTAL SIDING
9. STONE VENER
10. STUCCO OVER POINTE TRIM
11. SILL
12. WOOD POST
13. STUCCO RECES
14. ORNAMENTAL METAL POT SHELF
15. ORNAMENTAL METAL DAILING
16. ORNAMENTAL METAL
17. WOOD SHUTTERS
18. DECORATIVE CLAY PIPE
19. WOOD TRELLIS
20. WOOD TRUSS
21. DECORATIVE TILE
22. SECTIONAL GARAGE DOOR
23. SECTIONAL DOOR AT GARAGE DOOR
24. OPTIONAL DOOR
25. WOOD FLOWER BOX

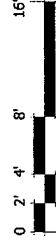
ALL BUILDING HEIGHTS ARE APPROXIMATE
AND ARE DIMENSIONED FROM FINISHED FLOOR.



REAR

STANDARD ELEVATIONS, PLAN 3 TRADITIONAL

RIGHT

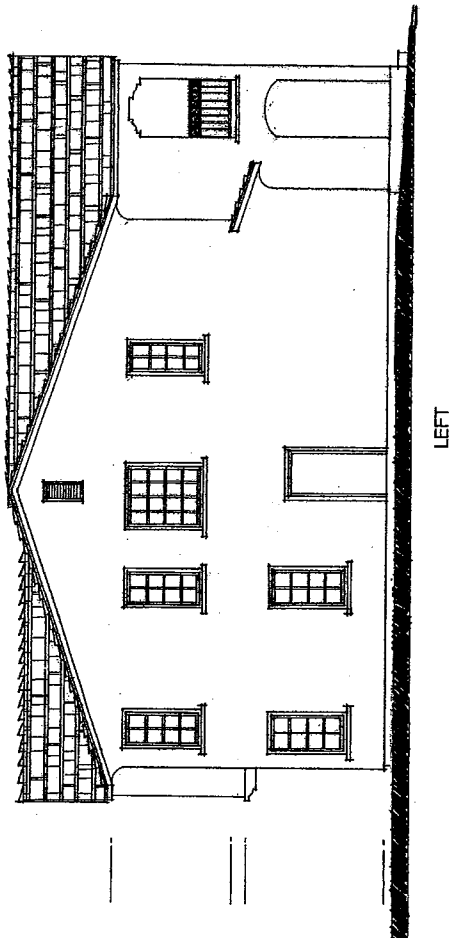
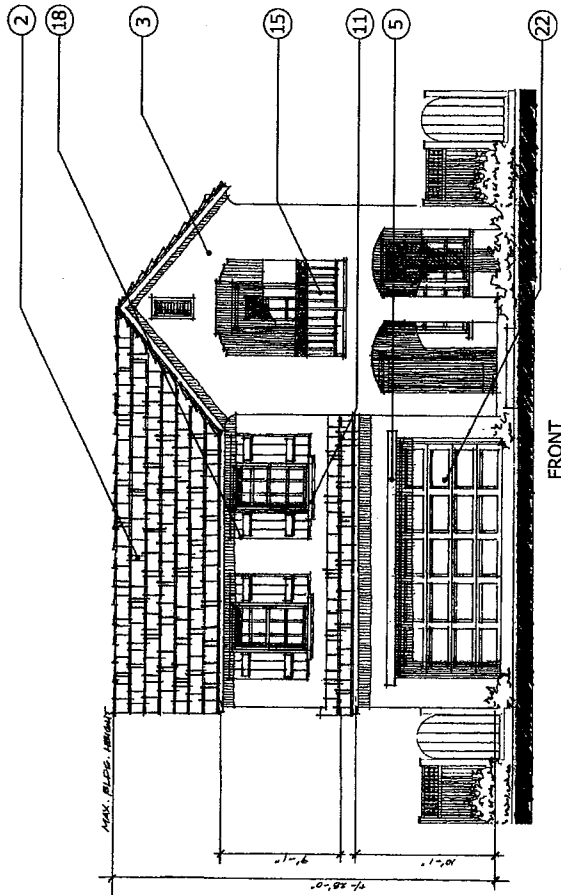


J Z M K
P A R T N E R S
02.21.2006
A-16

CARL SANDBURG SITE

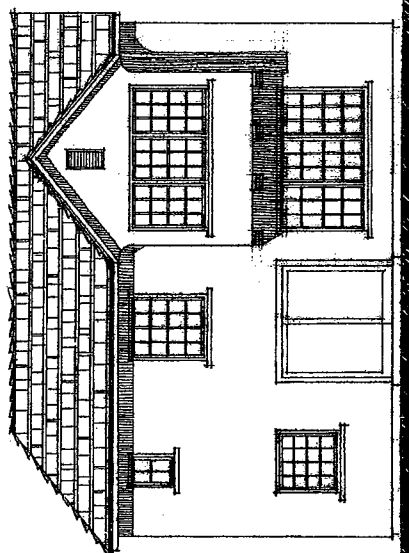
SAN BRUNO, CA

SUMMERHILL
HOMES

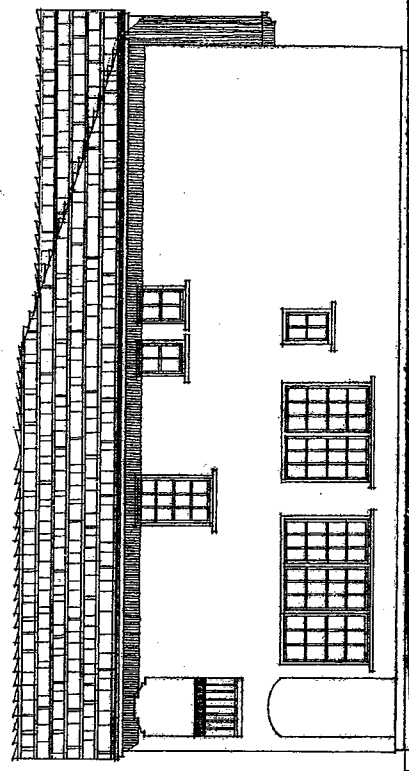


1. CONCRETE S-TILE
2. CONCRETE FLAT TILE
3. WOOD SHAKES
4. WOOD SHAKES
5. LINTEL
6. WOOD CORBEL
7. VERTICAL SIDING
8. HORIZONTAL SIDING
9. STONE VENEER
10. WOOD SHAKES
11. WOOD OVER PORCH TRIM
12. SILL
13. WOOD POST
14. STUCCO RECESS
15. ORNAMENTAL METAL POT SHELF
16. ORNAMENTAL METAL RAILING
17. WOOD RAILING
18. WOOD SHAKES
19. DECORATIVE CLAY PIPE
20. WOOD TRELLIS
21. DECORATIVE TILE
22. SECTIONAL GARAGE DOOR
23. OPTIONAL GLASS AT GARAGE DOOR
24. OPTIONAL DOOR

ALL BUILDING HEIGHTS ARE APPROXIMATE AND ARE DIMENSIONED FROM FINISHED FLOOR.



REAR



RIGHT

STANDARD ELEVATIONS, PLAN 3 COTTAGE

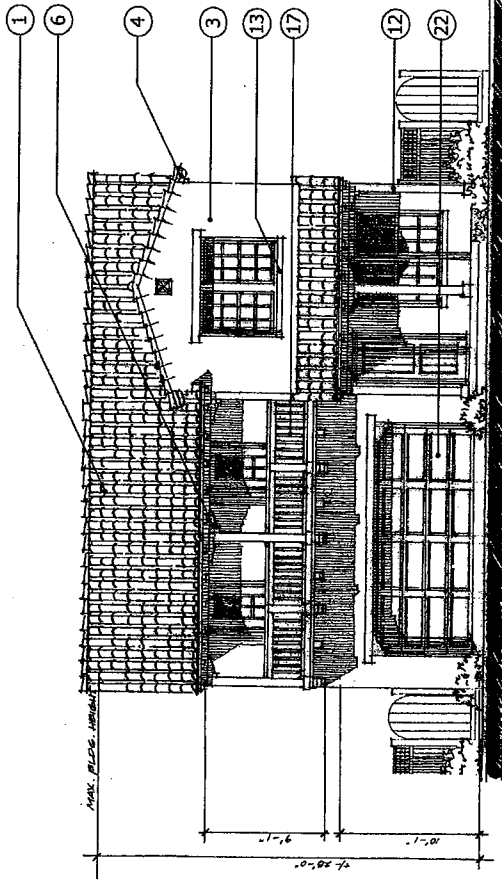
SUMMERHILL
HOMES

CARL SANDBURG SITE

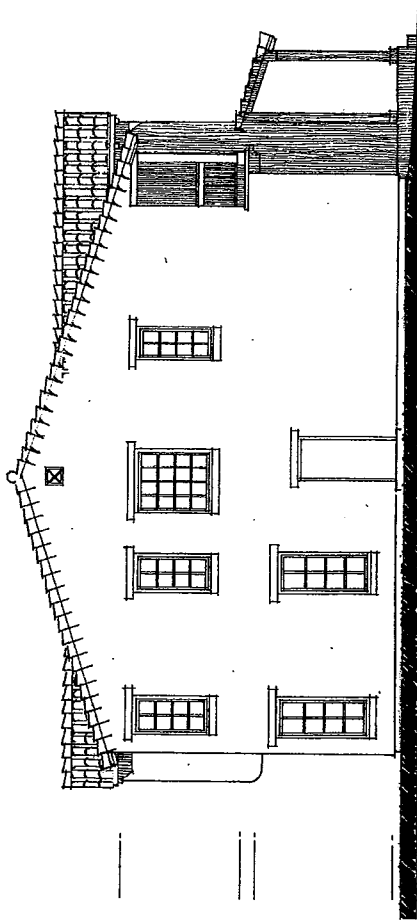
SAN BRUNO, CA



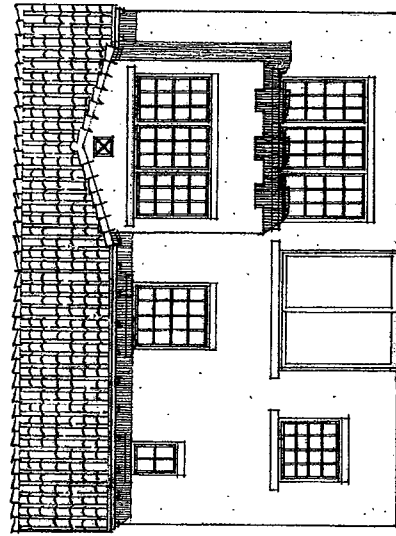
J Z M K
P A R T N E R S
02.21.2006
A-17



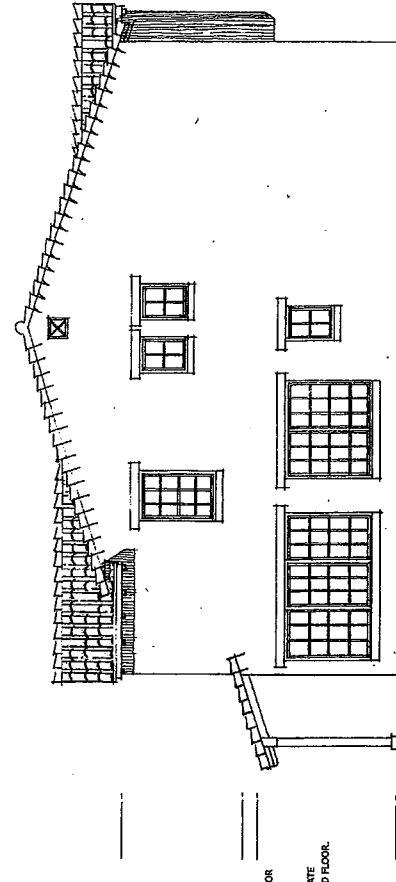
FRONT



LEFT



REAR



RIGHT

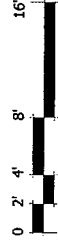
STANDARD ELEVATIONS, PLAN 3 SPANISH

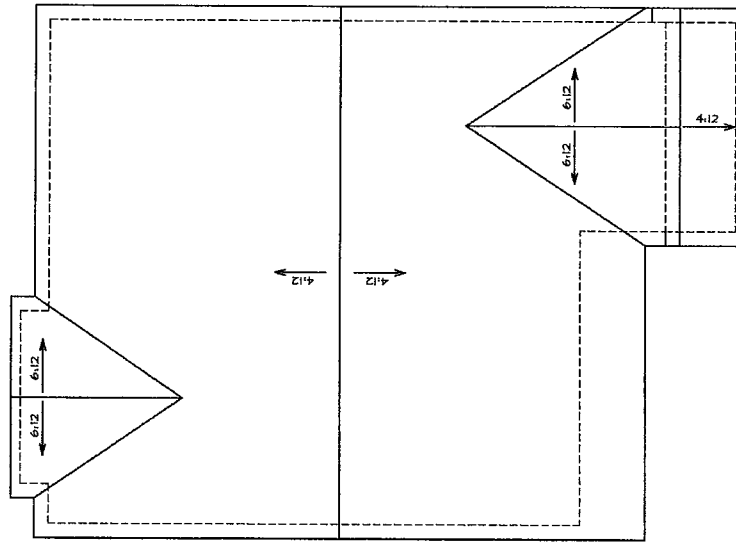
SUMMERHILL
HOMES

CARL SANDBURG SITE

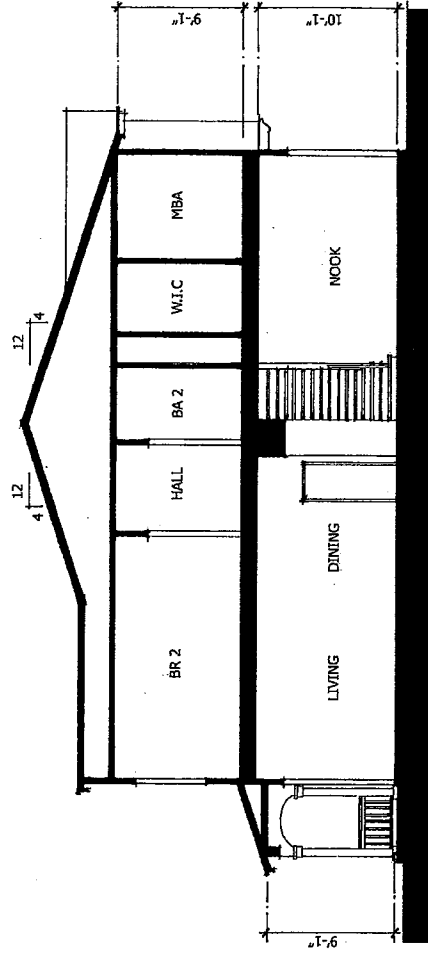
SAN BRUNO, CA

J Z M K
PARTNERS
03.21.2006
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PLAN 3 TRADITIONAL
ROOF PLAN



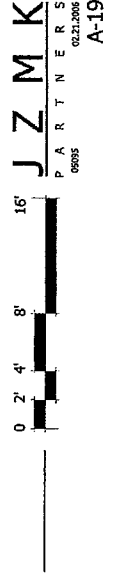
PLAN 3 TRADITIONAL
SECTION

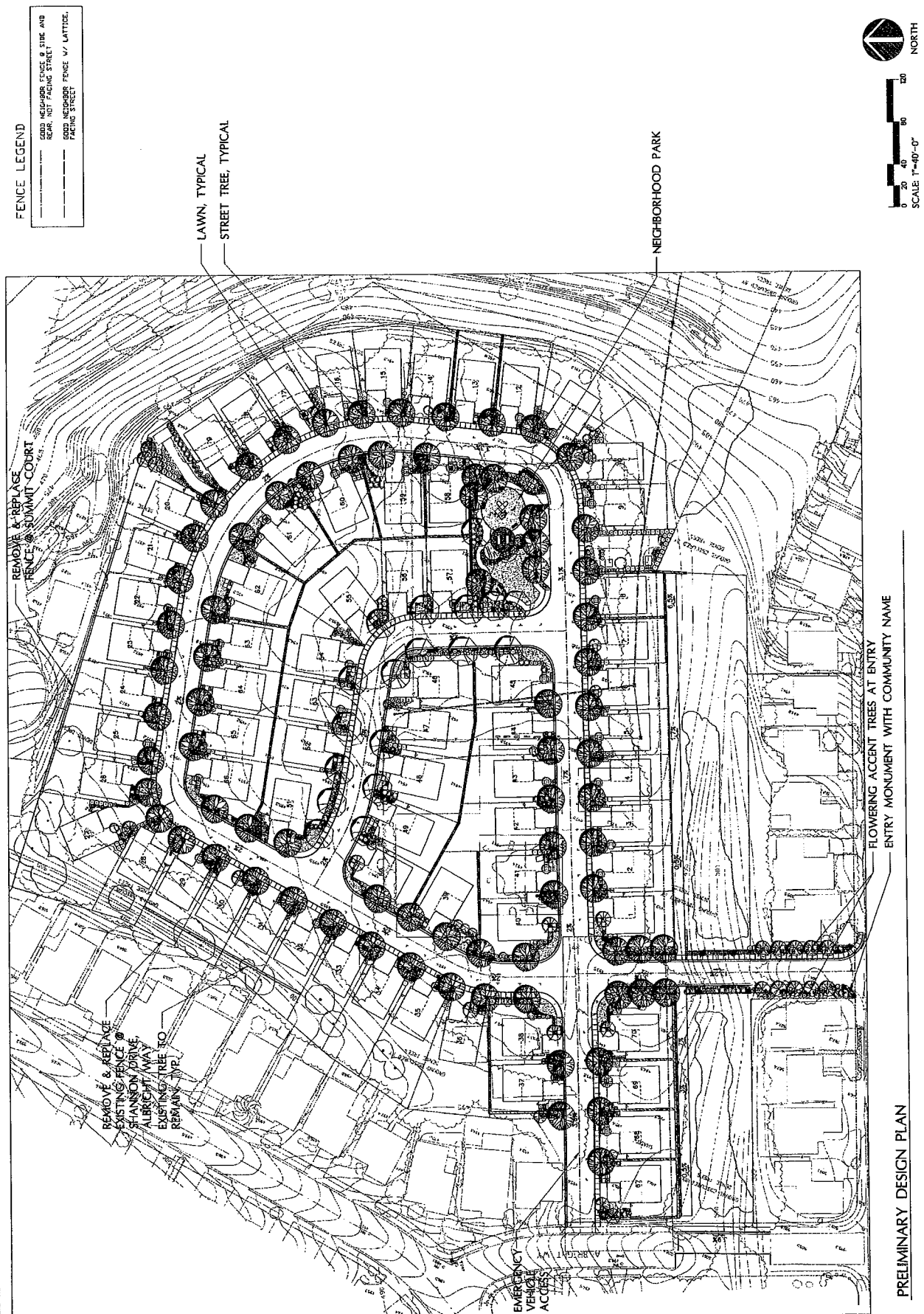
PLAN 3 TRADITIONAL

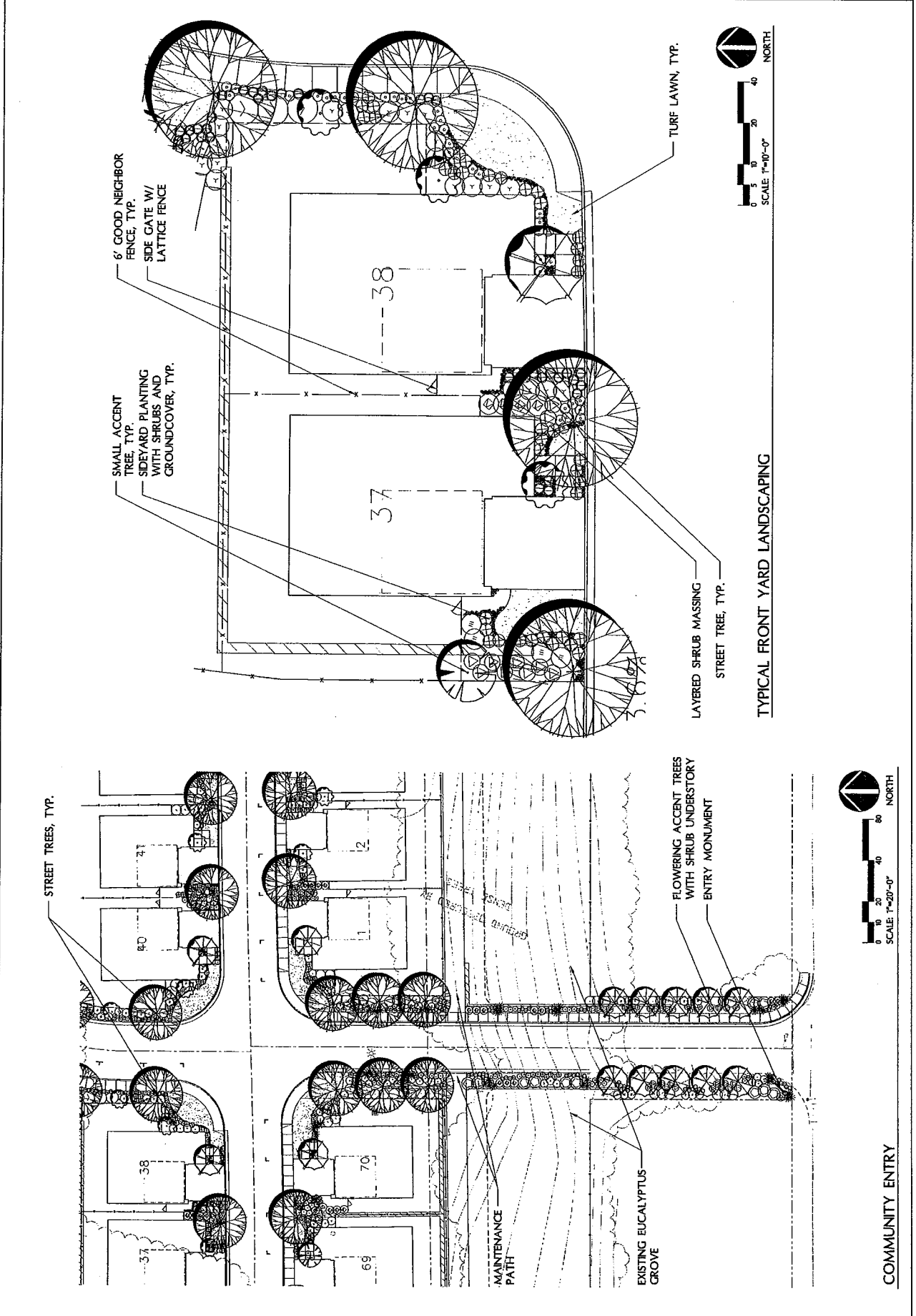
CARL SANDBURG SITE

SAN BRUNO, CA
































SUMMERHILL
HOMES

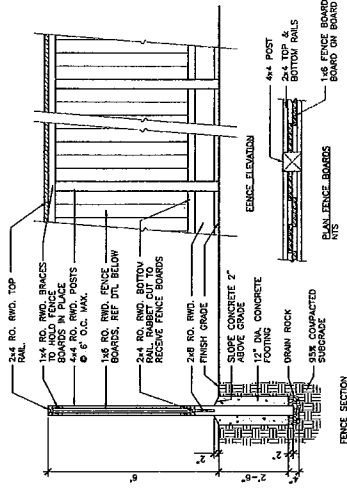




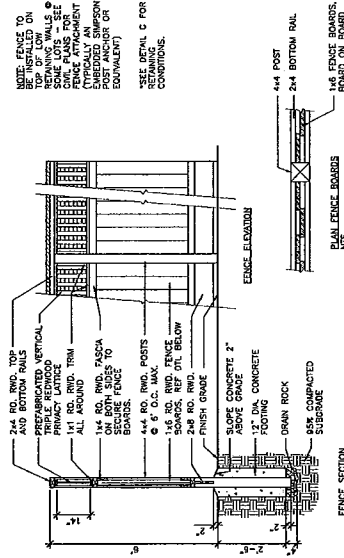


PLANT PALETTE

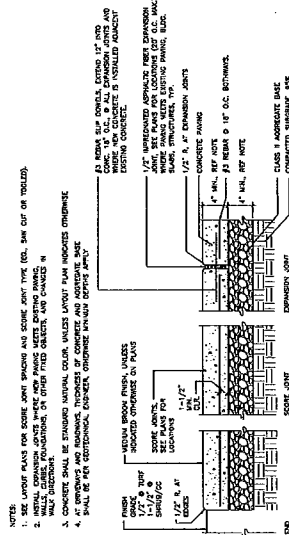
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
DOMINANT STREET TREES			
	PLATANUS x ACERIFOLIA 'VARIEGATA'	LONDON PLANE TREE	24" BOX
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX
	PERSEA CAROLINENSIS	CHINESE PISTACHE	24" BOX
	PINUS CULLENIANA	ORNAMENTAL PINE	24" BOX
	QUERCUS LAEVIS	RED OAK	24" BOX
	ROBINIA 'PURPLE ROBE'	LOCUST	24" BOX
ACCENT TREES			
	ARBUTUS MENZIESII	ARBUTUS MENZIESII	36" BOX
	ASPIDOSIPHON	CALIFORNIA BUCKLE	150
	CERCIS OCCIDENTALIS	WESTERN REDBUD	150
	CHITALPA	CHITALPA	150
	HETEROMELES ARBUTIFOLIA	TOTON	150
	LAGERFLORA INDICA	CHINESE MYRTLE	150
	WALRUS 'PAMPHILE'	FLOWERING CHAMPAGNE	150
	PISTACIA CHINENSIS	CHINESE PISTACHE	150
	PINUS CULLENIANA 'ORNAMENTAL FORM'	ORNAMENTAL PINE	150
	THUJA OCCIDENTALIS	PRINCESS FLOWER	150
SHRUBS			
	ASPIDOSIPHON	ABELIA	50
	ASPIDOSIPHON	CHINESE LANTERN	50
	ASPIDOSIPHON	BLUE HYDRANGEA	50
	ASPIDOSIPHON	MONTEZUMA MANZANITA	10
	ASPIDOSIPHON	BOGARTIA (SHRUB FORM)	10
	ASPIDOSIPHON	BOGARTIA (SHRUB FORM)	50
	ASPIDOSIPHON	BUSH ANEMONE	50
	ASPIDOSIPHON	SPICE BUSH	50
	ASPIDOSIPHON	WILD LILAC	50
	ASPIDOSIPHON	CHINESE SPOT ROCK ROSE	50
	ASPIDOSIPHON	MAIZE LILY	10
	ASPIDOSIPHON	PINK BREATHER OF HEAVEN	50
	ASPIDOSIPHON	MIROR PLANT	50
	ASPIDOSIPHON	BUSH POPPY	50
	ASPIDOSIPHON	FORTNIGHT LILY	10
	ASPIDOSIPHON	FORTNIGHT LILY	10
	ASPIDOSIPHON	PRIDE OF WARDER	50
	ASPIDOSIPHON	MEXICAN DART	4" POTS
	ASPIDOSIPHON	ESCALONIA 'NIGHT-FORT DART'	10
	ASPIDOSIPHON	ESCALONIA TERRI	50
	ASPIDOSIPHON	ESCALONIA TERRI	50
	ASPIDOSIPHON	ESCALONIA TERRI	50
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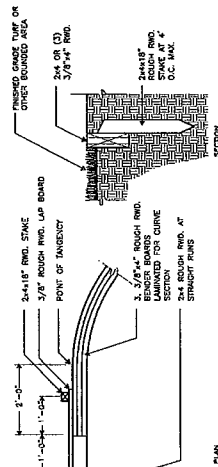
6' SOLID GOOD NEIGHBOR FENCE
1/2" - 1'-0"



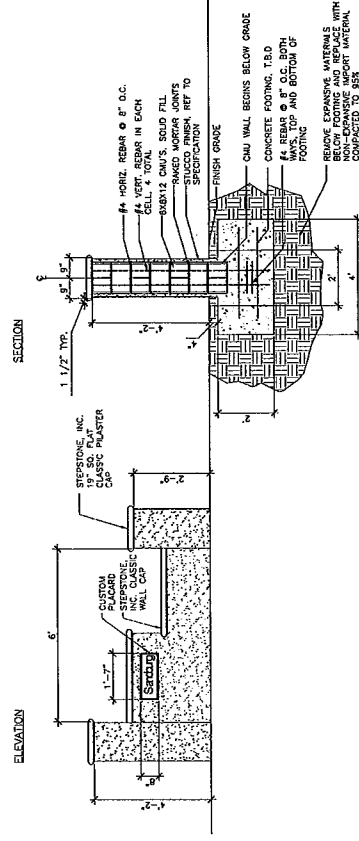
6' LATTICE GOOD NEIGHOR FENCE
1/2" = 1'-0"



GENERAL PURPOSE CONCRETE PAVEMENT
3/8"-1'-0"



REDWOOD HEADER
NTS



ENTRY MONUMENT
 $1/2'' = 1' - 0''$